

Grimes Planning and Zoning Commission Agenda

Grimes Community Complex
410 SE Main Street, Room 202
Grimes, Iowa 50111
Phone | 515.986.4050
www.grimesiowa.gov

Mission Statement

The mission of Grimes City Government is to provide excellent/exceptional city services and facilities in a financially responsible and community-friendly manner through a high performing city team that result in adding value to resident's lives.

Commission Members | Scott Almeida, Adam Bunge, Russ Lickteig, Craig Patterson, Courtney Strutt Todd
Council Liaison | Andrew Borcharding

Grimes Planning & Zoning Commission Meeting December 3, 2024
In Person at Grimes Community Complex, 410 SE Main Street, Room 202 at
5:30 PM

GENERAL AGENDA ITEMS

1. Call to Order
2. Roll Call: Scott Almeida, Adam Bunge, Russ Lickteig, Craig Patterson, Courtney Strutt Todd, Council Liaison Andrew Borcharding
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC AGENDA ITEMS

1. Maranatha Baptist Church Site Plan Amendment
2. Summit Creek Church Site Plan

ADJOURNMENT



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036

This meeting of the Grimes Planning and Zoning Commission was called to order Tuesday, November 5, 2024 at 5:33 P.M.

Roll Call: Present: Scott Almeida, Russ Lickteig, Craig Patterson, Courtney Strutt-Todd, Adam Bunge,
Council Liaison: Andrew Borcharding

Staff: Alex Pfaltzgraff, Evann Martin, Alivia Hoodjer, Rachel Greving, Stephanie Moss

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Strutt Todd, Second by Lickteig, to approve the agenda

Roll Call: Ayes-All; Nays-0 Motion passes: 5-0

2. APPROVAL OF THE MINUTES

Motion by Patterson, Second by Bunge, to approve the minutes from the November 05, 2024 meeting

Roll call: Ayes-All: Nays-0 Motion passes: 5-0

B. PUBLIC AGENDA ITEMS

DeCarlo Site Plan Amendment

Staff member Martin presented the details of the project located at 3905 SE Capitol Circle. The amendment includes a 24,000 sq ft office and warehouse building with an outdoor storage yard. The site will utilize the two existing driveways off SE Capitol Circle. An outdoor storage area is proposed, with metal fencing to screen the storage area. The existing trees on the north, east, and south of the storage area will help to screen the plantings as permitted by the variance. A total of 32 parking spaces is proposed. Landscaping will be provided per the Highway 141 requirements. Landscaping will also be around the perimeter of the storage area to meet open space planting requirements and screen it from neighboring properties. The property was granted two variances to reduce storage screening and aggregate surface for outdoor storage. Staff recommend approval of the site plan.

Matt Farver with Lang Construction, presents about the front elevation of the building. Falls over 141 overlay district. Asking for variance on the glass. Would like the site plan approved conditional to BOA in lieu of what was being submitted today. Looking to get started as soon as possible due to the weather.

The Commission discussed the proposal and asked questions of staff.

Motion by Patterson, Second by Lickteig to approve DeCarlo Site Plan Amendment

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

SE 4th & Main Street

Staff member Martin presented the details of the project located west of SE Main St and between SE 3rd and SE 4th St. Requesting approval of site plan for 12-unit apartment building and 5-unit townhome. Access to the site will be provided via the existing alley connecting from SE 3rd to SE 4th Street. Landscaping will be provided along the front and side of the buildings. Along with evergreen plantings around the parking areas to provide screening for the neighboring residence. Private parking will be added at the rear of the buildings. The townhomes will have 2-car attached garages along with two parking spaces in the driveway. The apartments will be using the parking lot spaces. Staff recommend approval of the site plan.

Doug Seidl – Grimes resident and property owner. Expressed concern over the height of the three-story building. Martin advised that we are looking for more density and to help with the downtown drive. Additionally, expressed concern about the dumpster enclosure facing his property and the shadow analysis, with blocking sunlight as well.

The Commission discussed the proposal and asked questions of staff.

Motion by Strutt-Todd, Second by Patterson to approve SE 4th & Main Street Site Plan.

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

The Allure on 44 Site Plan

Staff member Hoodjer presents the details of the project located at the Southwest corner of NW Ridgewood Drive and NW 5th Street. The plan is to divide the existing lot into two lots and construct five 60-unit apartment buildings and a clubhouse on the 16.69-acre property. Landscaping will provide buffering for vehicle traffic. Fees and parkland dedication has previously been paid for and allocated within the Hope Timber Plat 1 final plat. Staff would recommend approval of the Allure on 44 site plan subject to any remaining staff comments.

Josh Trygstad of Civil Design Advantage spoke about how the landscaping was altered to match the future plans for County Line Road.

The Commission discussed the proposal and asked questions of staff.

Motion by Lickteig, Second by Strutt-Todd to approve The Allure on 44 Site Plan

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Creekside Village Plat 1—Final Plat

Staff member Hoodjer presented the details of the project located at Northeast corner of NW County Line Road and NW 5th Street. The site will consist of 56 lots and one outlot. The applicant is requesting a final plat that will allow for the future Creekside Village subdivision on the 9.73-acre property. Staff recommend approval of the Creekside Village Plat 1 final plat subject to any remaining staff comments.

The Commission discussed the proposal and asked questions of staff.

Motion by Patterson, Second by Strutt-Todd to approve Creekside Village Plat 1—Final Plat

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

Hope Timber Villas – Final Plat

Staff member Hoodjer presented on the project located at the southeast corner of NW 5th Street and NW Ridgewood Drive. There will be 88 lots and four outlots. Detached townhomes for Hope Timber Villas subdivision on the 11.97-acre property. Pedestrian connectivity will be provided and connected to the NW 5th Street and NW Ridgewood sidewalk network. Private sidewalks will also connect to the visitor parking areas within the site. Staff recommend approval of the Hope Timber Villas Plat 1 final plat subject to any remaining staff comments.

The Commission discussed the proposal and asked questions of staff.

Motion by Lickteig, Second by Patterson to approve Hope Timber Villas – Final Plat

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

C. PUBLIC FORUM – None

D. REPORTS

- 1. Department Update – Staff provided an update on development and capital projects around the City.**
- 2. Council Liaison Update – N/A**
- 3. Old Business – N/A**
- 4. New Business – N/A**
- 5. Next meeting December 3, 2024**

Meeting is adjourned at 6:25 p.m.

Chairperson Signature

Clerk Signature

DATE

December 3, 2024

PROJECT NAME

Maranatha Baptist Church
Site Plan Amendment

APPLICANT

Maranatha Baptist Church

REQUESTED ACTION

Approval of a building addition
for new main entrance and
parking lot expansion

LOCATION

877 SE 19th Street

ZONING

R-3

PLANNER

Evann Martin
emartin@grimesiowa.gov
515-986-4050



Location Map

Zoning Map

Relation to Comprehensive & Neighborhood Plans

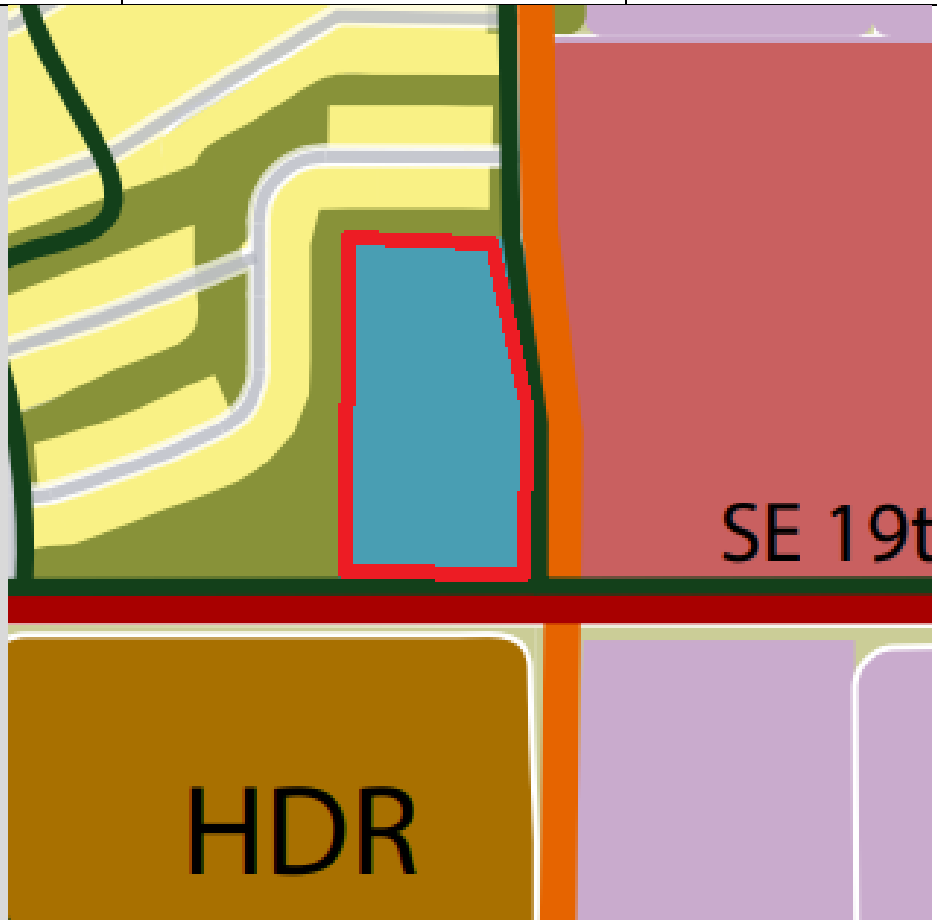
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Church	Civic	R-3
North	Single-Family Residential	Low-Density Residential	R-4
South	Vacant/Industrial	High-Density Residential/Light Industrial	A-1/M-1A
East	Industrial	Mixed Use	M-1A
West	Single-Family Residential	Low-Density Residential	R-4

PARKS

The Parks & Trails Master Plan does not callout any park or trail improvements related to the site. Trails are existing along the south and east boundaries of the site.

The site is commercial, therefore no parkland dedication is required.



Future Land Use Map

Site Layout & Landscaping

ACCESS

The existing access points on SE 19th Street and SE Little Beaver will remain. No additional access is proposed.

PARKING

Additional parking is proposed on the north side of the building. Six of the existing parking spaces on the south side of the building at the front entrance will be removed to accommodate the building addition. The remaining spaces are proposed to be converted to ADA spaces. 50 parking spaces will be added to the site bringing the total count to 174 spaces across the site which is more than is required for the site. The current church parking lot has been filling up, requiring people to park along SE Little Beaver Drive. The added parking will keep vehicles contained within the site.

LIGHTING

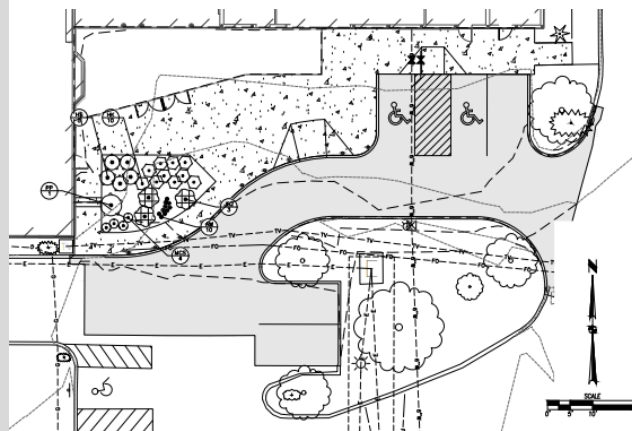
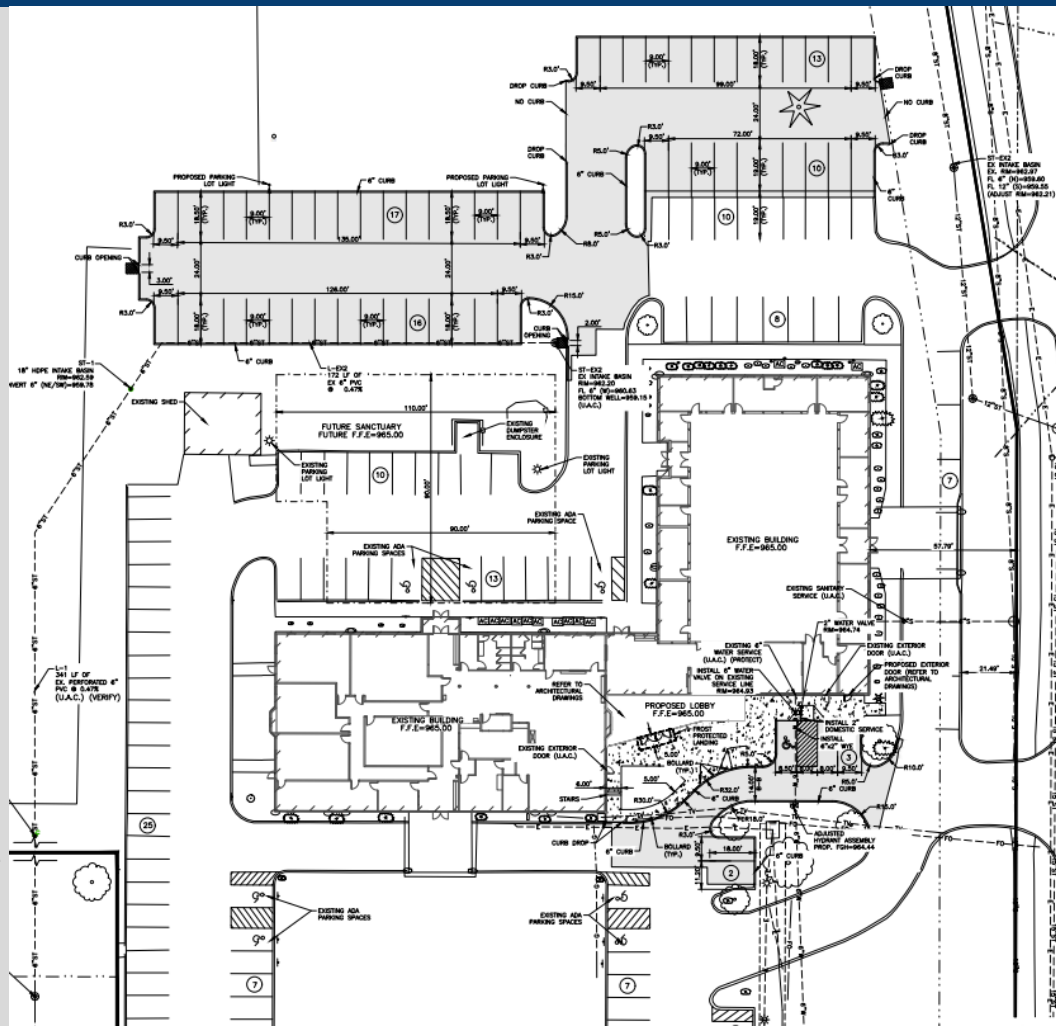
Two pole lights are proposed for the parking addition.

UTILITIES

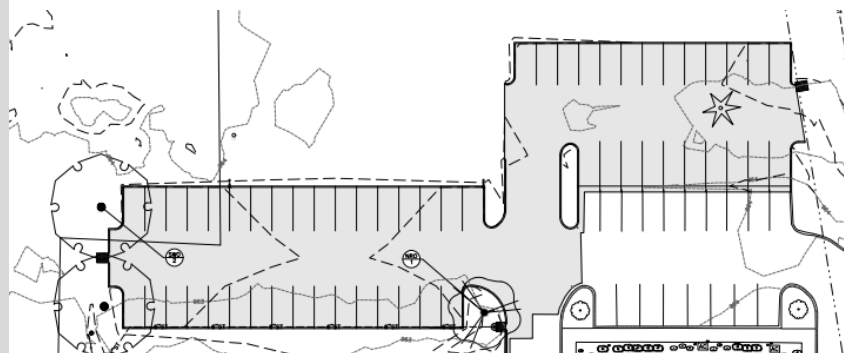
A new domestic and fire water service is proposed to allow the building to be sprinkled.

LANDSCAPING

Shrubs are proposed to be added at the new front entrance and three new trees are proposed along the parking lot addition. There are no minimum landscaping requirements for this property.



Landscaping Plan



Architecture

BUILDING & ELEVATIONS

The addition will consist of stone and lap siding with store front glass entrance and canopy. The addition meets the minimum 25% masonry required for the R-3 zoning district.

South Elevation



East Elevation



Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the site plan amendment subject to any remaining staff comments.

Conclusion

A new front entrance building addition is proposed along with a parking lot expansion.

The building addition will consist of stone and lap siding.

The parking lot expansion will provide 50 additional spaces on site to eliminate the current parking that is occurring on SE Little Beaver during church services.



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~September 24, 2024~~

~~September 25, 2024~~

~~October 14, 2024~~

~~October 23, 2024~~

November 27, 2024

Civil Design Advantage

Attn: Doug Mandernach

4121 NW Urbandale Dr

Urbandale, IA 50322

RE: Maranatha Site Plan Amendment

Dear Mr. Mandernach:

The Development Services Department is in receipt of a proposed Site Plan Amendment for Maranatha. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

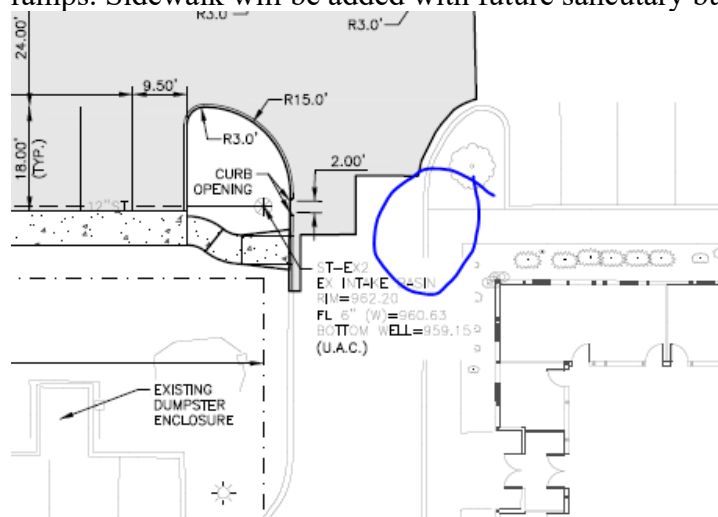
1. ~~Provide site plan review fee (\$2000).~~
2. ~~Per conversations with Brian, if the church would like to have the parking lot approved prior to the building, we can approve the parking lot administratively through the minor site plan process. The plans can be broken out into two submittals: front entrance and parking lot. The minor site plan fee is \$750.~~
3. ~~Provide Grimes standard notes. Notes provided.~~
4. **Provide CAD files with the final plan set.**
5. **Update the parking calculation to account for the changes at the front of the building.**

Cover Sheet:

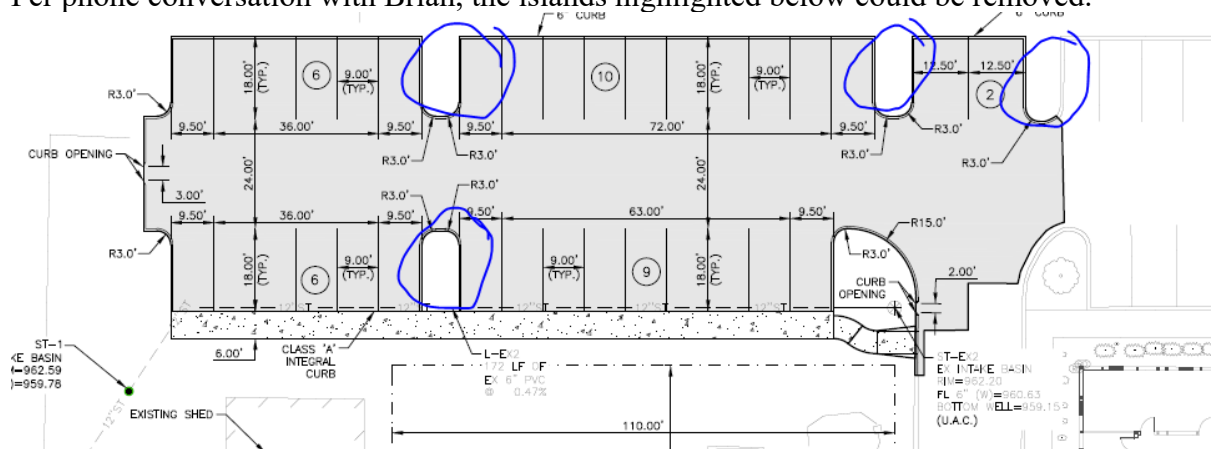
1. ~~Update parking calculations based on 1 space/3 seats.~~

C3.1:

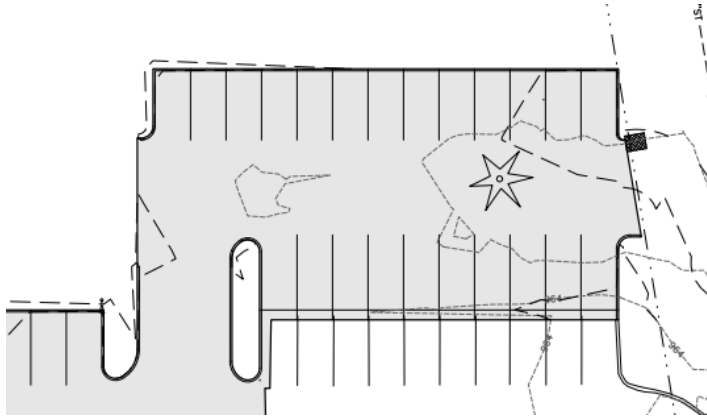
1. ~~This building is going to be required to be retrofitted with a sprinkler system given the improvements proposed. Please show where the fire sprinkler line will be run. The split is required outside of the building. Please show the split with curb stops or valve on each line. If the plans need to be updated after further analysis of the existing line, that is fine. You'll just need to provide the plan revision for review and approval.~~
2. ~~Please show frost protected landing outside the proposed lobby entrance. Grimes amendment 11-11-2 (1010.1.6.1).~~
3. ~~Add a cross ramp on the existing sidewalk and provide grading details for both ramps. Sidewalk will be added with future sanitary building construction.~~



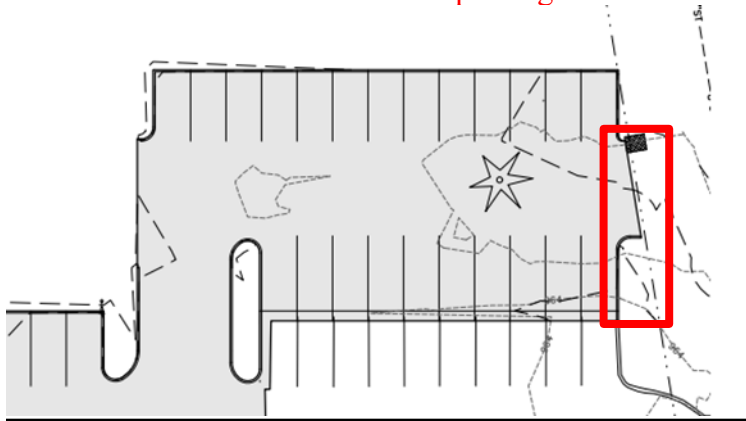
4. ~~Per phone conversation with Brian, the islands highlighted below could be removed.~~



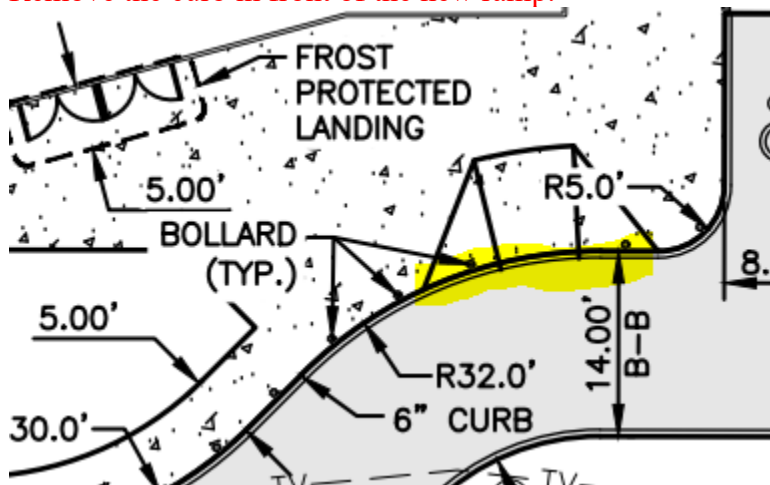
5. Remove the tree from the NE parking area.



6. Provide curb at the east side of the parking area.

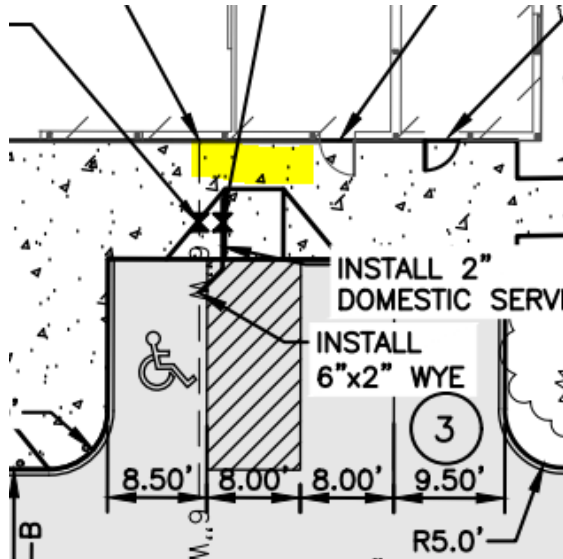


7. Remove the curb in front of the new ramp.



8. Move the water service valves out of the ADA ramp.

9. Label the width of the ADA ramp landing. 36" minimum is required.



C4.1

1. Label the following:
 - a. — Staging area
 - b. — Construction entrance
 - c. — Concrete washout location
 - d. — Top soil stock pile location Show sediment controls around stockpile to meet top soil preservation requirement
 - e. — Discharge point
2. — Ensure Amended soils are not added until all upland areas are fully vegetated
3. — Label bio retention observation port that is noted in the maintenance requirements
4. — Adjust the cross slope on the ramp out to the existing parking spaces to the south of the main entrance. The slope shown does not meet ADA. The curb will also need to be removed on the ramp. Remove curb on the south side of the ramp or provide additional labels to make it clear that there is no curb.
5. — Should the area below drain to the south?

- ~~2. Is any roof-mounted equipment proposed on the addition? If so, screening is required by parapet or point in place screen to hide from view.~~
- ~~3. Is any lighting proposed to be added to the building. Please label locations on the elevations and provide lighting spec sheets. Where will the parking lot lighting be proposed? There didn't appear to be any new fixture locations called out on the site plan. If proposed, please label lighting locations.~~
- ~~4. Please provide material percentages for the addition.~~
5. Update the material percentages to reflect the new design. Provide percentages for the addition only.

Stormwater Management Plan (SWMP)

- ~~1. How is detention being provided? Provide existing and proposed release rates to the existing subdrain.~~
- ~~2. Drainage Maps: Drainage maps show the existing subdrain as 6" and the site plan shows the existing subdrain as 12". Please reconcile.~~
- ~~3. Storm Sewer Map: Why is DA1 not included with the Bio Retention's drainage area?~~
- ~~4. Provide erosion control calculations for curb cut area.~~
- ~~5. The proposed 1-yr release is greater than the allowable release rate. Please fix.~~
6. Staff are verifying if any changes are required to the SWMP to account for the added parking at the NE corner.

Site Plan (SP)

- ~~1. Sheet C3.1: Provide information on the subdrain in the bio retention area.~~
- ~~2. Provide erosion control for curb cut area.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: October 21, 2024

(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: November 5, 2024 at 5:30

COUNCIL MEETING: November 26, 2024 at 5:30

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Senior Planner

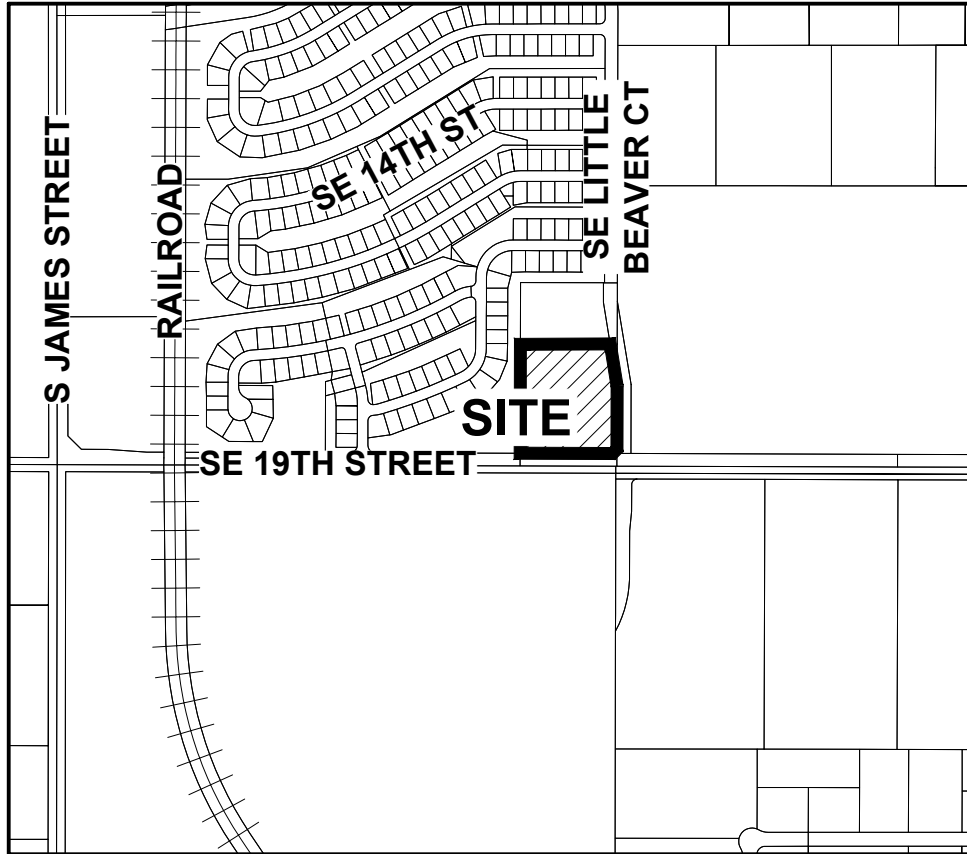
SITE PLAN FOR:

MARANATHA BAPTIST CHURCH - MAIN BUILDING RENOVATIONS

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

MARANATHA BAPTIST CHURCH
PO BOX 400
GRIMES, IA 50111
CONTACT: LANCE AUGSBURGER
EMAIL: LANCE.AUGSBURGER@GMAIL.COM
PH: (515) 986-9202

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PHONE: (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH: (515) 369-4400

ARCHITECT

VISIONEERING STUDIOS
106 W 4TH STREET, STE 600
SANTA ANA, CA 92701
CONTACT: BRIAN PARKER
EMAIL: BPARKER@VISIONEERINGSTUDIOS.COM
PH: (714) 330-9649

SUBMITTAL DATES

SD SET: 08/29/2024
CITY SUBMITTAL #1: 09/06/2024
CITY SUBMITTAL #2: 10/01/2024
CITY SUBMITTAL #3: 10/21/2024
FOR CONSTRUCTION: 10/25/2024
REVISION #1: 11/22/2024

LEGAL DESCRIPTION

PARCEL '1' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7743, PAGE 624, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA, EXCEPT THE SE 19TH STREET RIGHT-OF-WAY AND EXCEPT THE SE LITTLE BEAVER DRIVE RIGHT-OF-WAY, BOTH AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 12282, PAGE 429 AND LABELED AS SURVEY AREA #1 AND SURVEY AREA #2.

ZONING

R-3: MULTIPLE FAMILY DWELLING DISTRICT

PROJECT SITE ADDRESS

877 SE 19TH STREET
GRIMES, IA 50111

EXISTING/ PROPOSED USE

CHURCH, HOUSE OF WORSHIP

DEVELOPMENT SUMMARY

AREA: 5.30 ACRES (230,669 SF)

ZONING: R-3: MULTIPLE FAMILY DWELLING DISTRICT

SETBACKS:

FRONT: 30 FEET
SIDE: 30 FEET
REAR: 40 FEET

OPEN SPACE CALCULATION: (MIN. 25%)

TOTAL SITE: = 230,669 (5.30 AC.)
BUILDING = 21,848 SF
PARKING AREAS = 26,143 SF
DRIVEWAYS = 44,974 SF
SIDEWALK = 6,520 SF
GRAVEL TRAIL = 1,101 SF
OPEN SPACE PROVIDED = 130,083 SF (56.4%)

PARKING:

TOTAL REQUIRED = 1 SPACE / 3 SEATS
= 435 SEATS / 3
= 145 SPACES

EXISTING SPACES = 124 SPACES
TO BE REMOVED = 9 SPACES
PROPOSED = 56 SPACES
TOTAL PROVIDED = 171 SPACES

ACCESSIBLE SPACES REQUIRED = 6 SPACES

ACCESSIBLE SPACES PROVIDED = 9 SPACES

DATE OF SURVEY

07/09/2024

BENCHMARKS

- CDA SET BM: BURY BOLT ON THE FIRST HYDRANT APPROX. 120' WEST OF SE LITTLE BEAVER BOULEVARD, NORTH OF SE 19TH STREET.
ELEV.=963.18
- BURY BOLT OF THE HYDRANT INT HE SE QUADRANT OF HTE INTERSECTION BETWEEN HIGHWAY 44 AND GATEWAY DRIVE.
ELEV.=940.439

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 03/01/2025
ANTICIPATED FINISH DATE = 03/01/2026

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	DETAILS
C2.1	TOPOGRAPHIC AND DEMOLITION PLAN
C3.1	DIMENSION AND UTILITY PLAN
C4.1	GRADING PLAN
C5.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

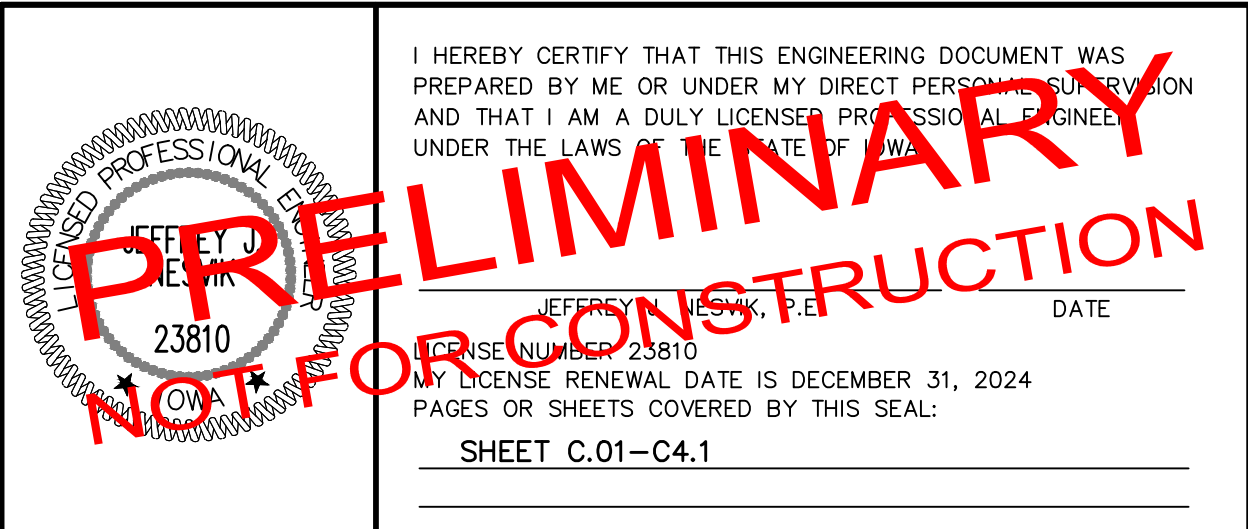
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

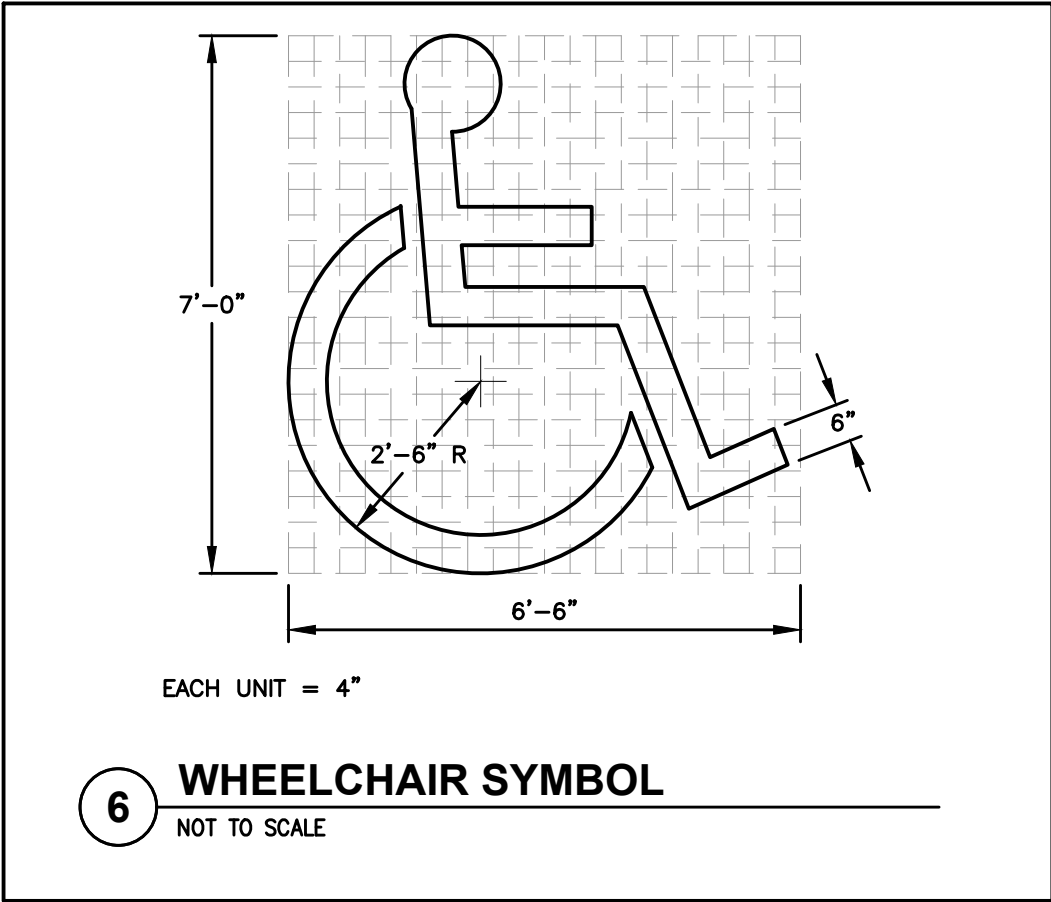
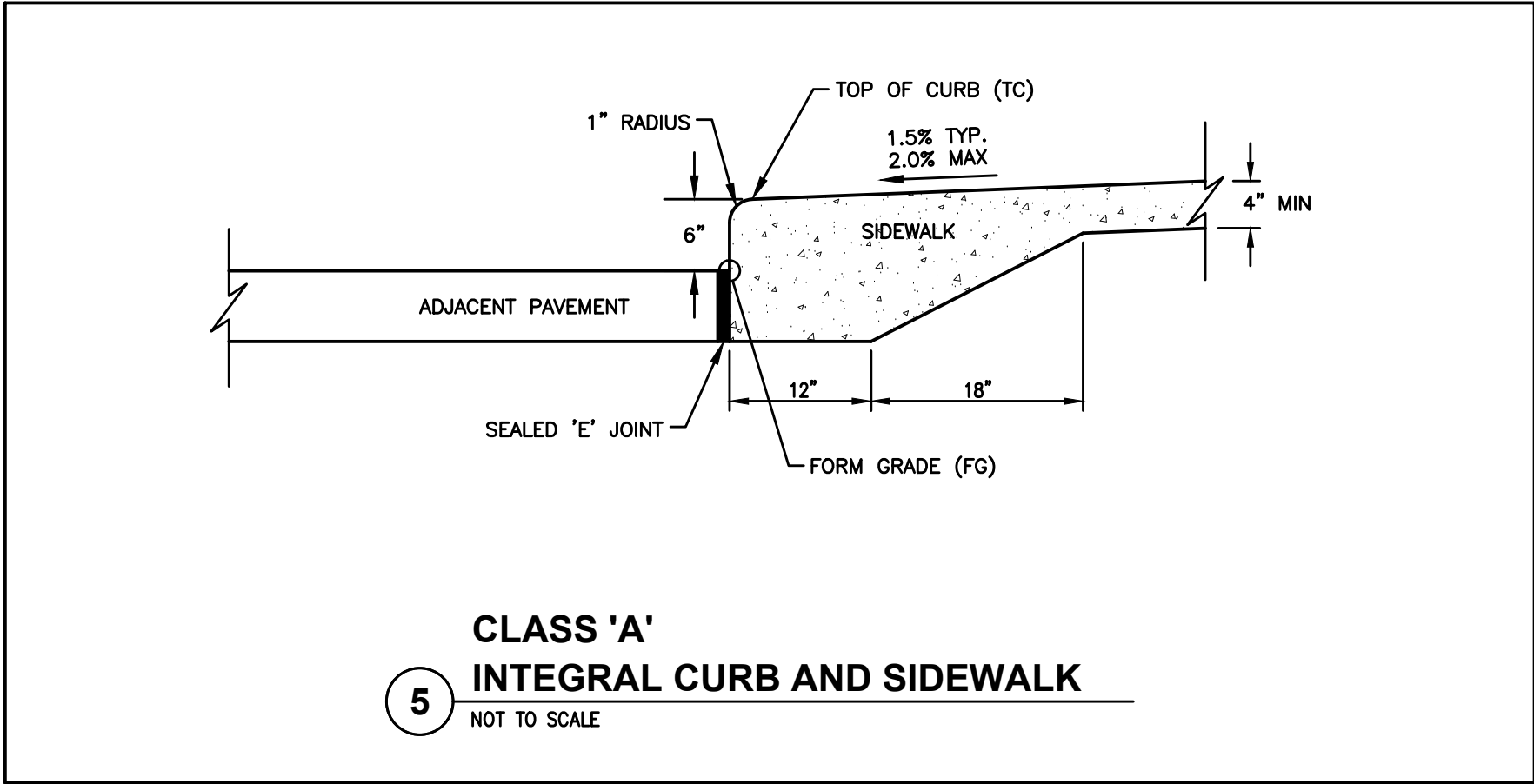
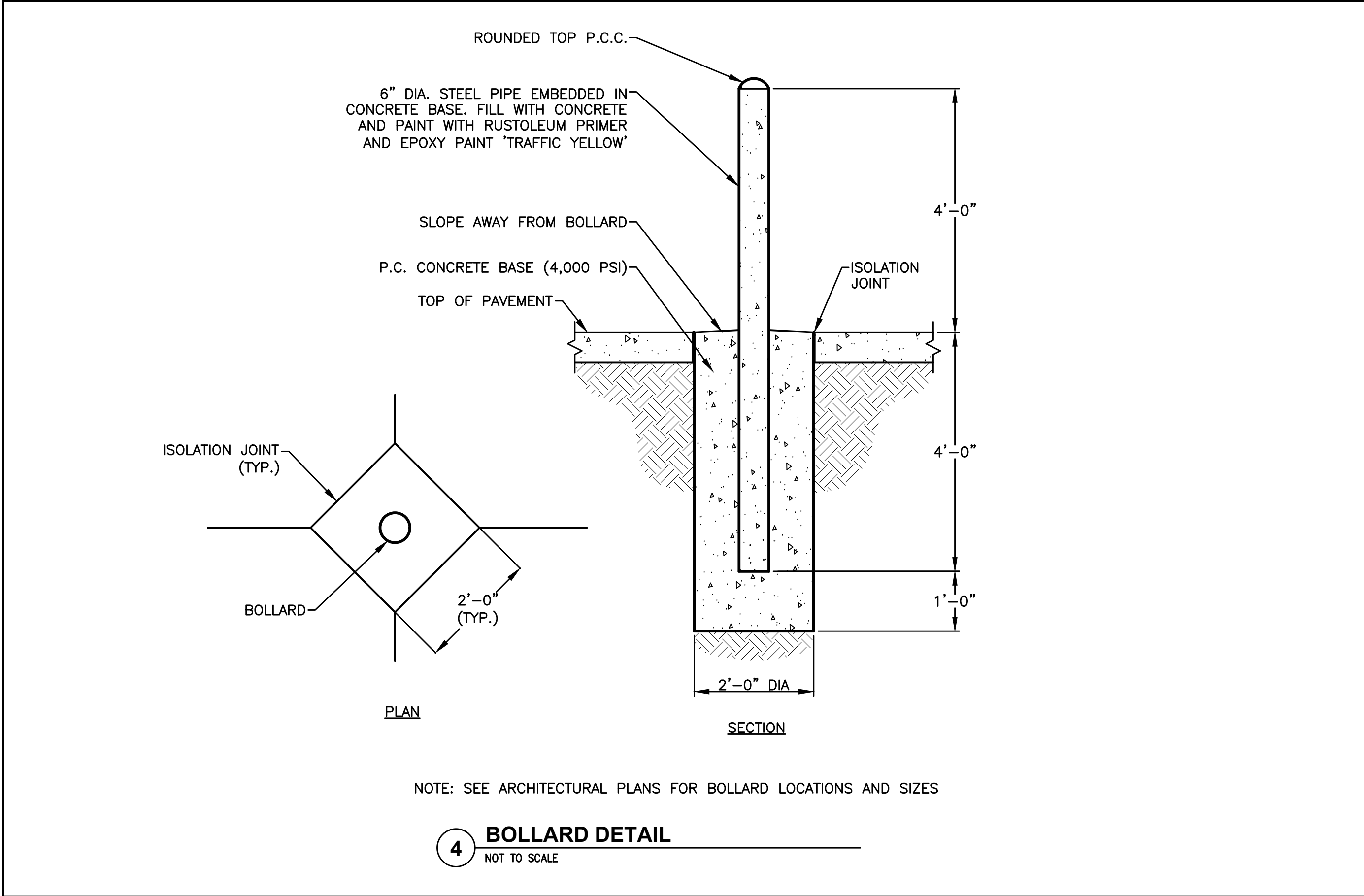
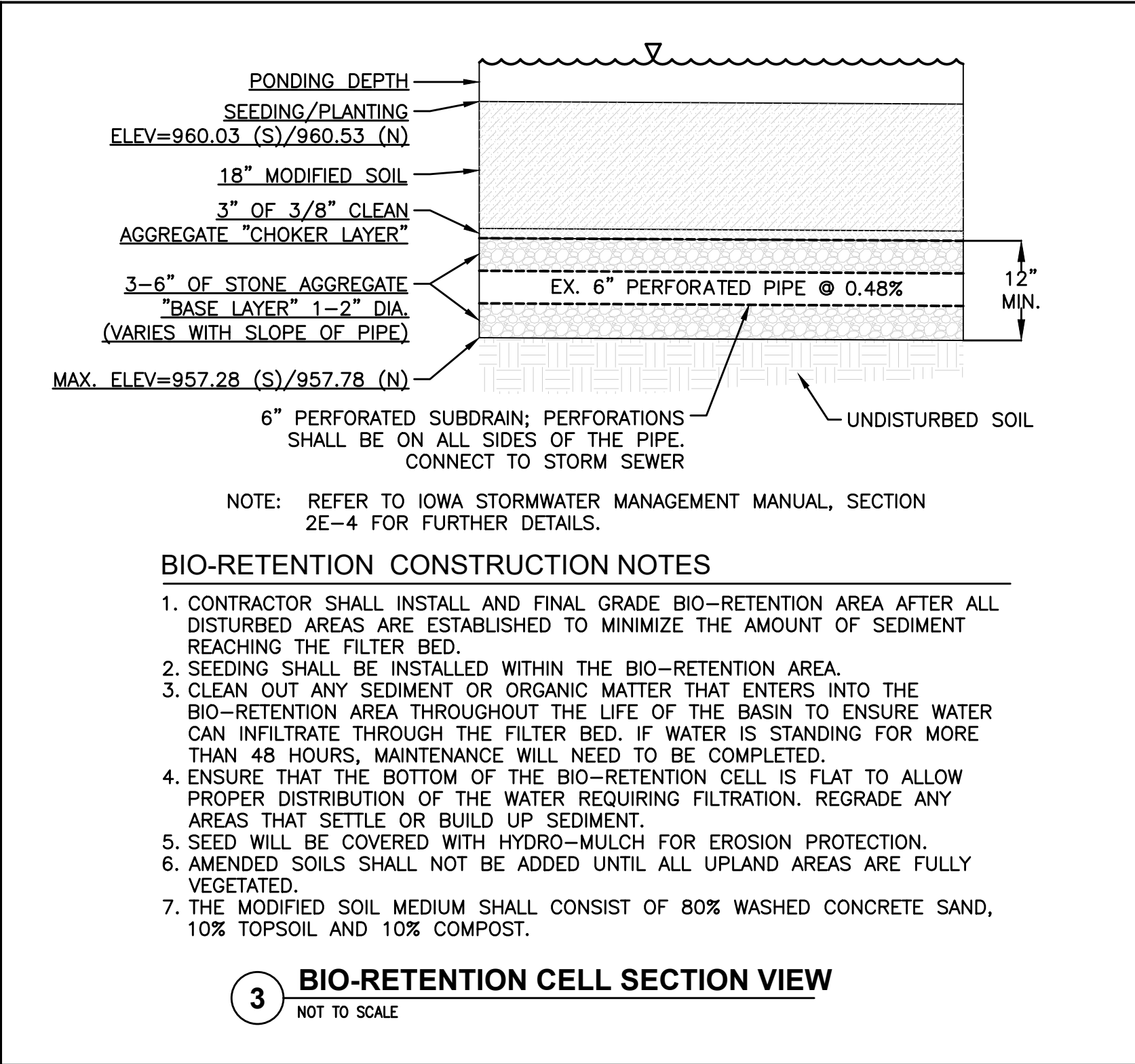
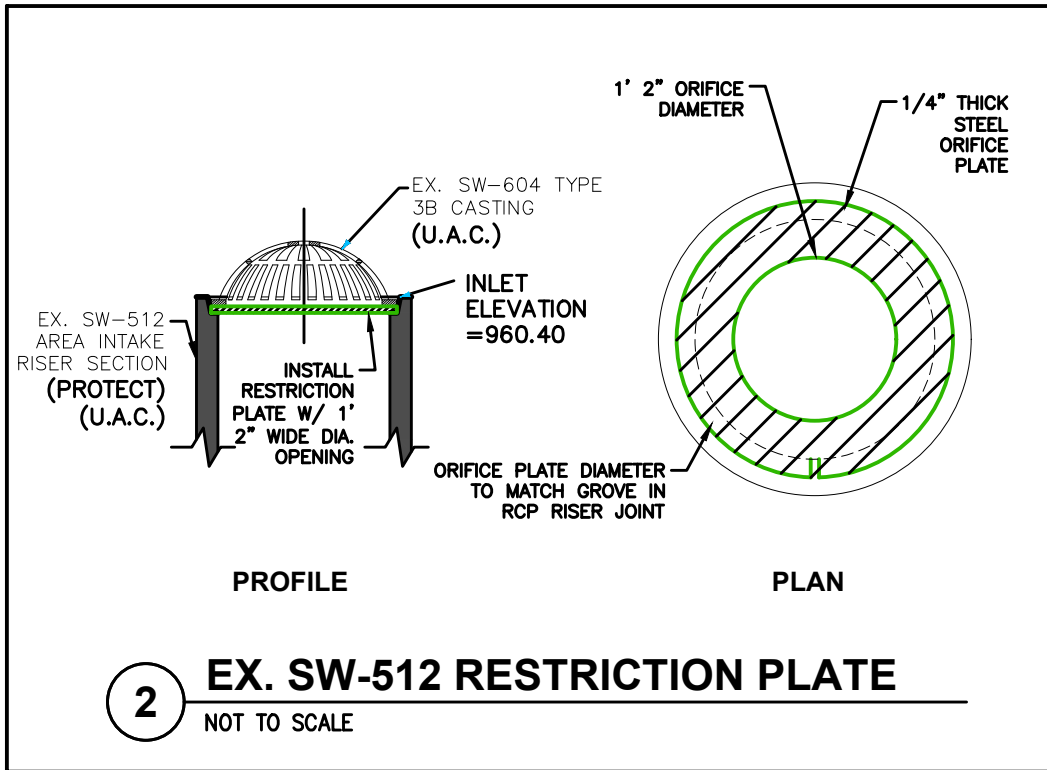
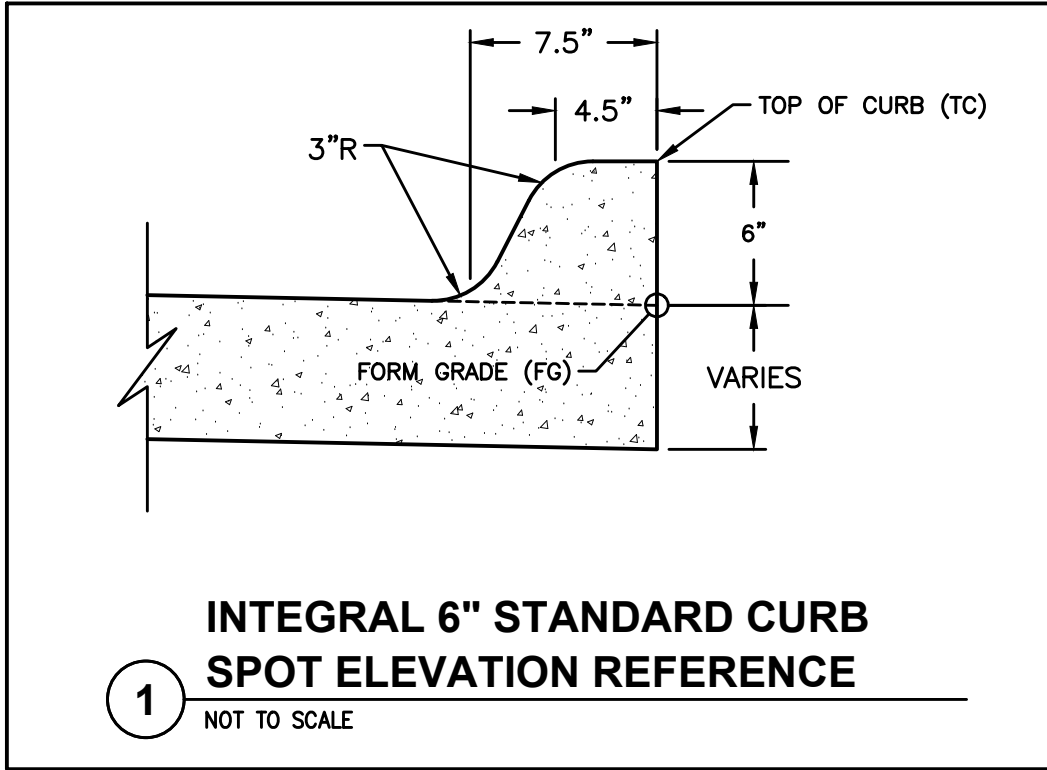


THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES DEVELOPMENT SWPPP CERTIFICATION. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

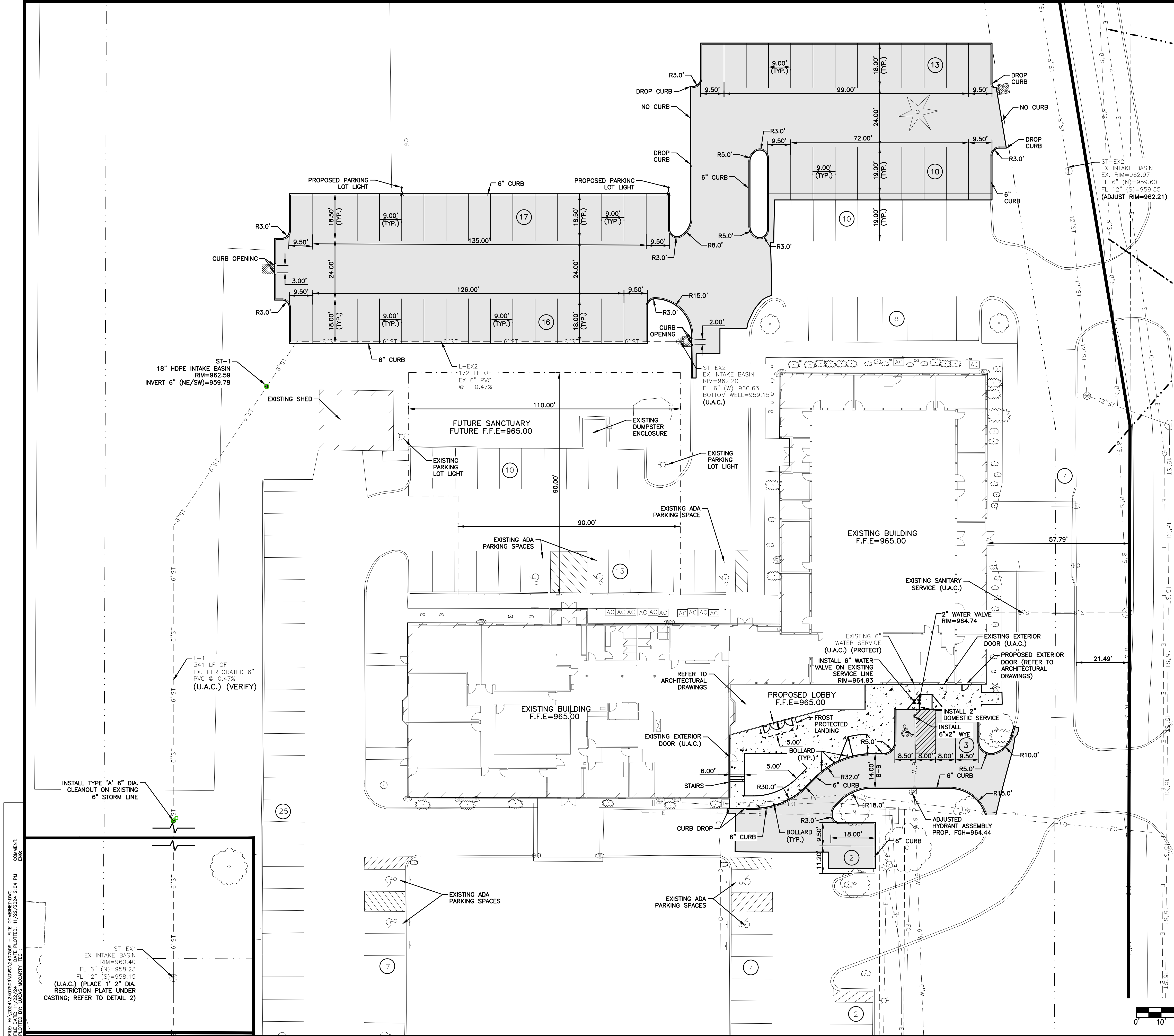
THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.





CITY OF GRIMES STANDARD SITE PLAN NOTES

1. GENERAL NOTES:
- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
 - b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
 - c. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 - d. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
 - e. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
 - f. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
 - g. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT: SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR SUMP. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
 - h. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
 - i. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
 - j. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
 - k. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.
2. SANITARY SEWER NOTES:
- a. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
 - b. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
 - c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
 - d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
 - e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
 - f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
 - g. SANITARY SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
3. WATER MAIN NOTES:
- a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
 - b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
 - c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
 - d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
 - e. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
 - f. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
 - g. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
 - h. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
 - i. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.
2. STORM SEWER NOTES:
- a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
 - b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
 - c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
 - d. PUBLIC STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
 - e. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

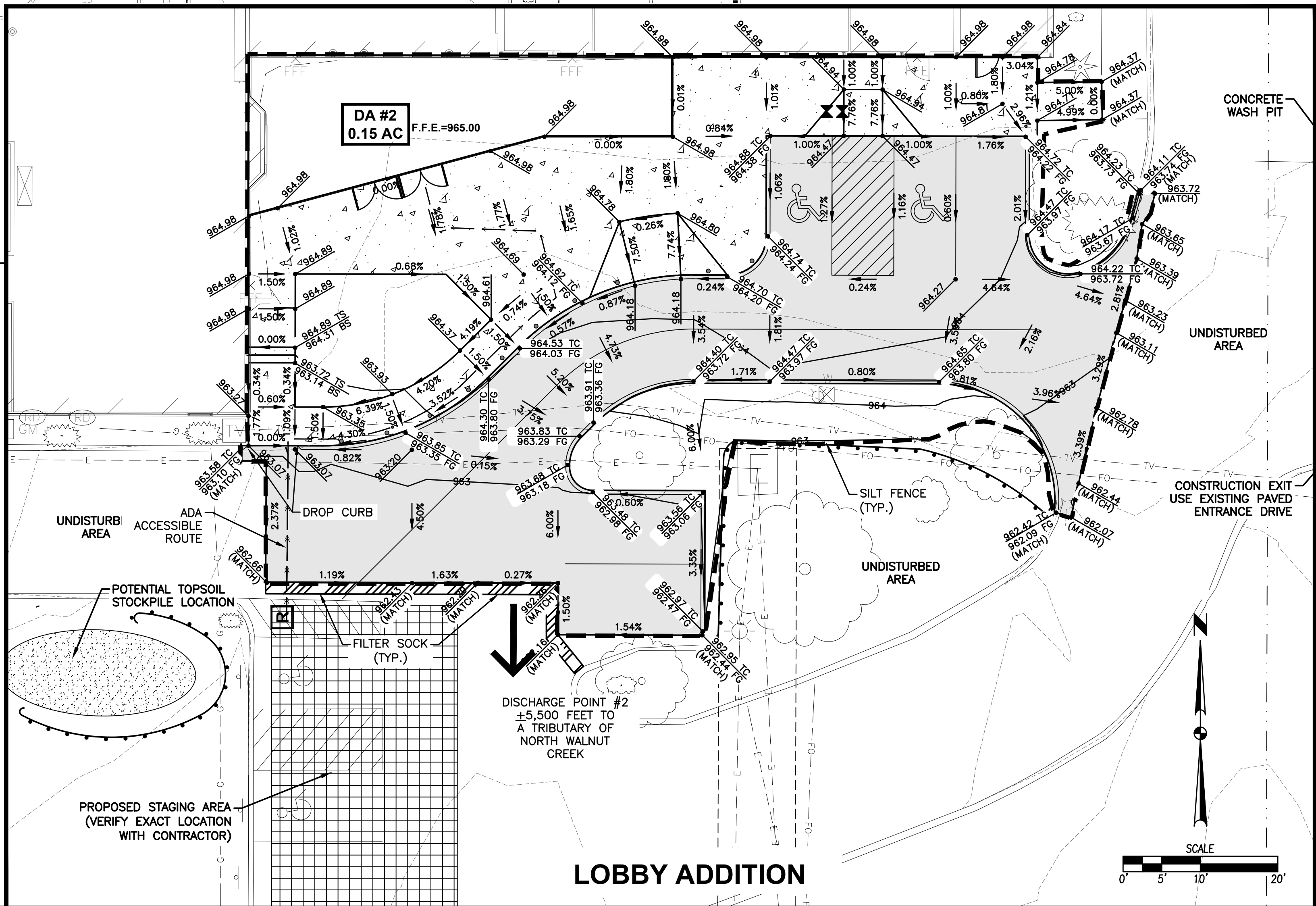
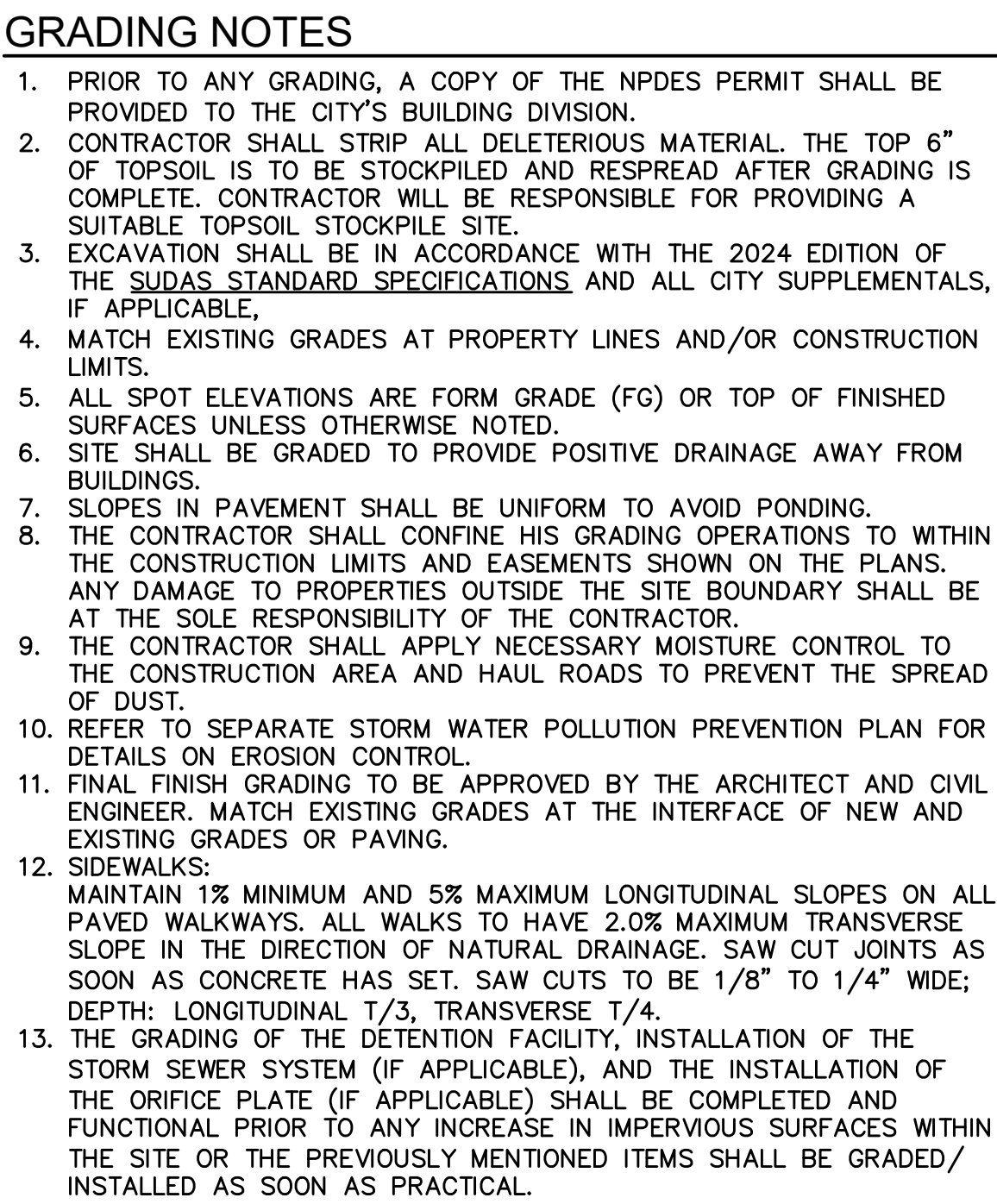


GENERAL NOTES

1. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

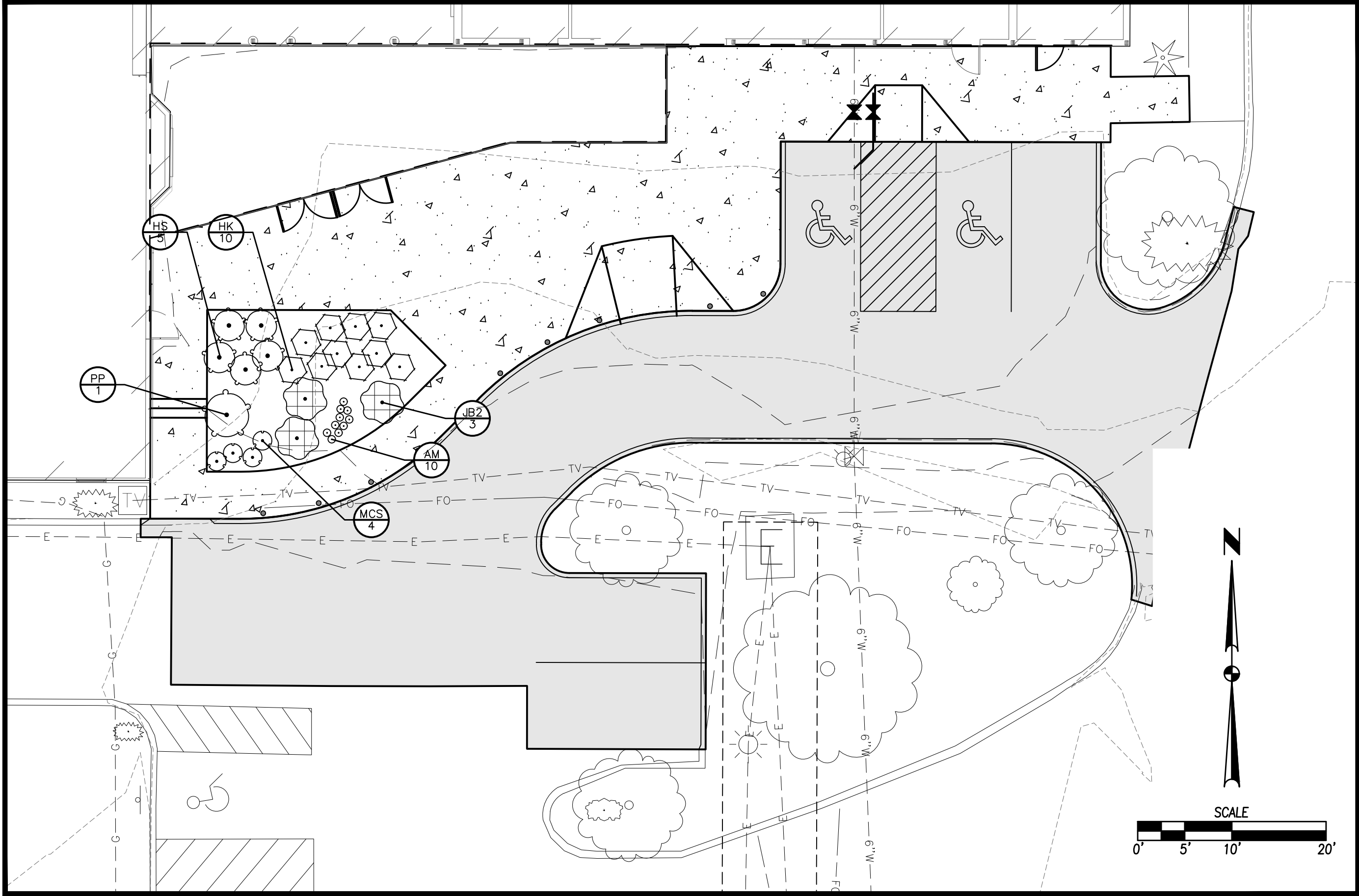
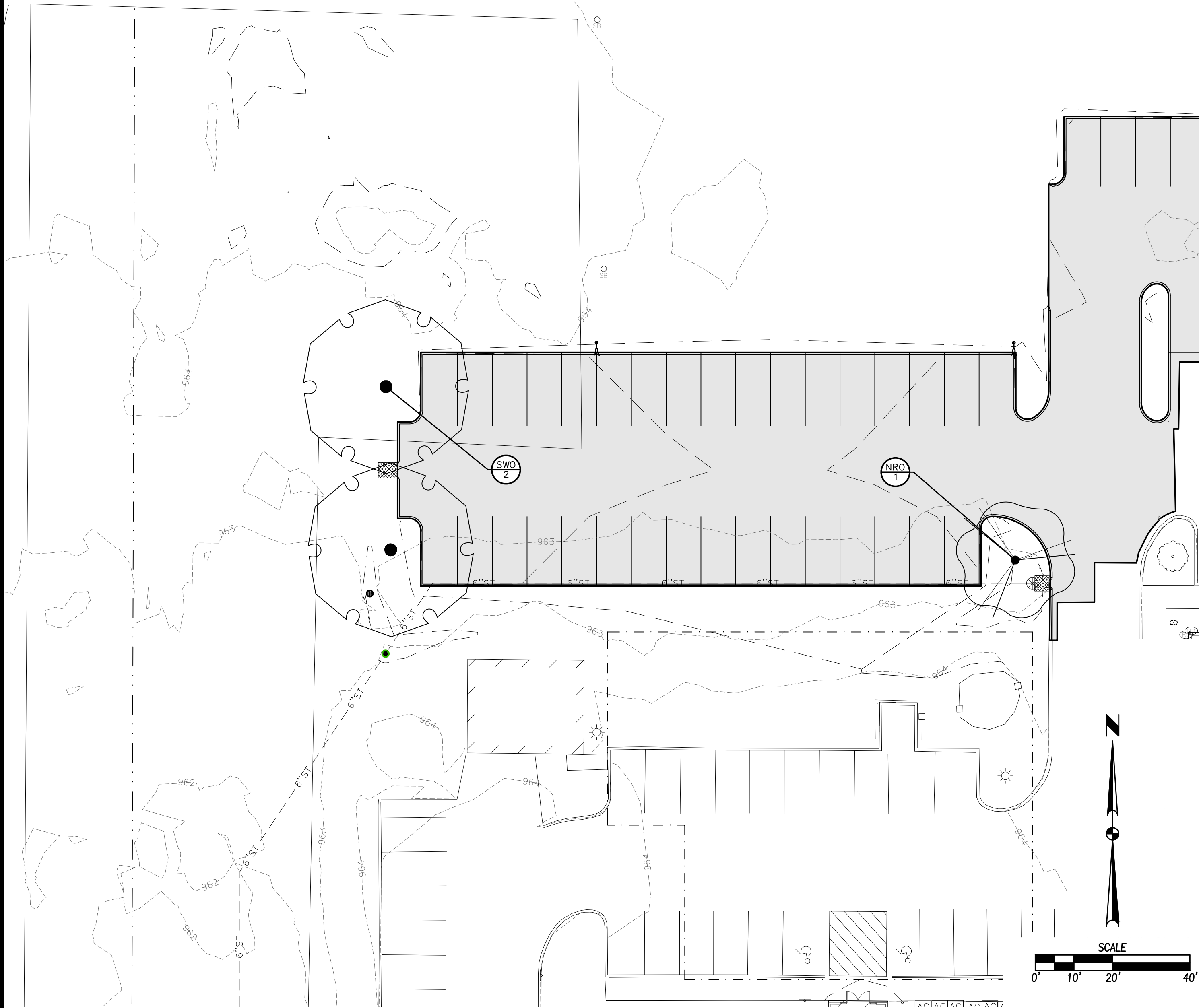
UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.



BIORETENTION BASIN MAINTENANCE REQUIREMENTS		
BIORETENTION CELLS REQUIRE SEASONAL MAINTENANCE. REFER TO TABLE BELOW FROM THE IOWA STORM WATER MANAGEMENT MANUAL, TABLE C5-54-8: BIORETENTION CELL MAINTENANCE REQUIREMENTS.		
Activity		Schedule
• Prune and thin out plants when needed. Remove weeds throughout the growing season, preferably by pulling or trimming. Replace plants when needed. • Replace mulch when erosion is evident and/or weed growth is excessive. • Remove trash and debris from pretreatment area and bioretention cell. • Inspect inflow points for clogging (offline systems). Remove any sediment. • Inspect filter strip/grass channel for erosion or gullyng. Re-seed or sod as necessary. • Trees and shrubs should be inspected to evaluate their health and remove any dead or severely diseased vegetation.		Fall, spring, as needed Semi-annually
• Look for evidence of standing water in the observation port. This may be a sign of hydraulic failure. • Replace pea gravel diaphragm when necessary. • Replace modified soil layer when ponding greatly exceeds the design drainage time.		Annually As necessary

BIORETENTION CELL



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
NRO	1	Northern Red Oak	Quercus rubra	B&B, 2" CALIPER
SWO	2	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
SHRUBS				
JB2	3	Blue Chip Creeping Juniper	Juniperus horizontalis 'Blue Chip'	5 GAL
MCS	4	Magic Carpet Japanese Spirea	Spiraea japonica 'Walburna'	18" HEIGHT
PP	1	Dwarf Mugo Pine	Pinus mugo pumilio	24" HEIGHT
PERENNIALS				
AM	10	Millenium Ornamental Onion	Allium x 'Millenium'	4" Pot
HK	10	Krossa Regal Hosta	Hosta x 'Krossa Regal'	24" HEIGHT
HS	5	Sum and Substance Hosta	Hosta x 'Sum and Substance'	CONT, 1 GAL

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FIRST FLOOR
0' - 0'

PROPOSED EAST ELEVATION

SCALE
1/8" = 1'-0"

2



FIRST FLOOR
0' - 0'

PROPOSED SOUTH ELEVATION

SCALE
1/8" = 1'-0"

1

LEGEND

ABBREVIATIONS:
B.O.T. BOTTOM OF CHORD TRUSS
T.O.T. TOP OF TRUSS
T.O.B. TOP OF BEAM
T.O.C.C. TOP OF CONCRETE CURB
T.O.D. TOP OF DECK
T.O.S. TOP OF SLAB
T.O.G.R. TOP OF GUARD RAIL
T.O.L.W. TOP OF LOW WALL
T.O.P. TOP OF PARAPET
T.O.R. TOP OF ROOF
T.O.M.D. TOP OF METAL DECK
T.O.C. TOP OF CANOPY
T.O.M. TOP OF MASONRY

MATERIAL PERCENTAGES

TOTALS			
23.6%	455 SF	STOREFRONT/DOORS	
14.6%	282 SF	STONE VENEER	
24%	560 SF	SIDING	
10.6%	354 SF	STUCCO	
14.2%	273 SF	METAL PAINTED BLACK	
SOUTH ELEVATION			
26.1%	954 SF	STOREFRONT/DOORS	
17.1%	332 SF	STONE VENEER	
24%	526 SF	SIDING	
14%	258 SF	STUCCO	
13.8%	187 SF	METAL PAINTED BLACK	
EAST ELEVATION			
17.7%	101 SF	STOREFRONT/DOORS	
8.7%	50 SF	STONE VENEER	
40.4%	234 SF	SIDING	
17.7%	101 SF	STUCCO	
15%	86 SF	METAL PAINTED BLACK	

ELEVATION KEYED NOTES

601 TYP. METAL WALL COPING WITH FACTORY PREFINISHED PAINT
602 LINE OF ROOF BEYOND
604
605 TYPICAL ALUMINUM DOOR/WINDOW STOREFRONT SYSTEM WITH 1" THICK TINTED DUAL PANE ASSEMBLY.
PAINTED BLACK TO MATCH EXISTING, TEMPERED GLASS AS REQUIRED
612 STONE VENEER
613 SIDING
615 EXISTING VINYL SIDING
616 EXISTING BRICK
617 EXISTING WINDOW
618 EXISTING CAR PORT

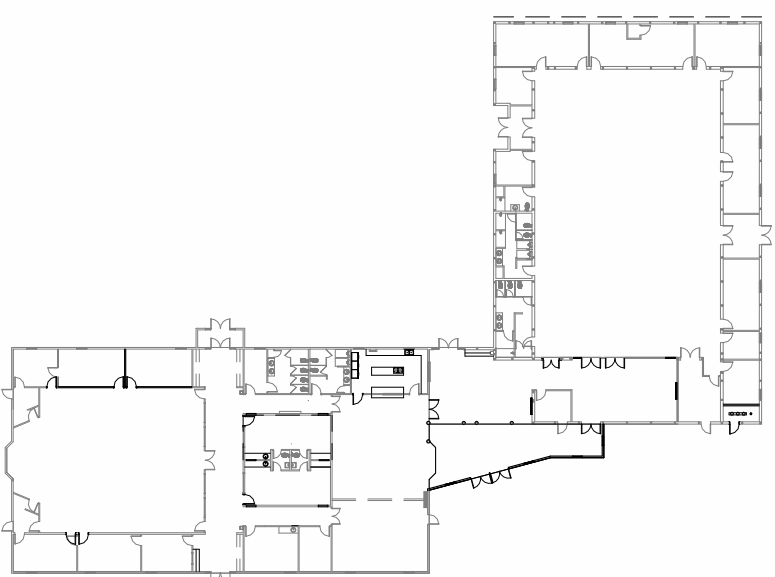
KEY PLAN



PROPOSED 3D VIEW

SCALE

3



MARANATHA BAPTIST CHURCH

877 SE 19TH ST., GRIMES, IA 50111

SOUTH AND EAST ELEVATIONS

DESIGN TEAM

Designed By DESIGNER
Drawn By TEAM
Checked By CHECKER
Approved By APPROVER

Project No. 24806

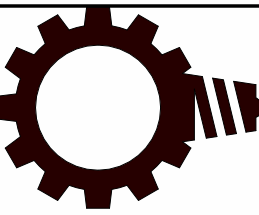
Date 11/22/24

Project Status
SCHEMATIC DESIGN

BLDG. RENOVATION &
PARKING ADDITION

Sheet No.

A6.1



VISIONEERING STUDIOS
Architecture

www.visioneeringstudios.com
108 W. 4th Street, Suite 600
Santa Ana, CA 92701

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Seal

PROGRESS PRINT

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PRELIMINARY
NOT FOR
CONSTRUCTION

Consultant

REVISIONS/SUBMITTALS

NO.	DATE	COMMENT
1		
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SITE PLAN

SUMMIT CREEK CHURCH

GRIMES, POLK COUNTY, IOWA

STANDARD LEGEND		
FOUND / EXISTING	SET / PROPOSED	
		CENTERLINE OF ROADWAY
		MAJOR CONTOUR W/ ELEVATION
		MINOR CONTOUR W/ ELEVATION
		PROPERTY LINE
		RIGHT-OF-WAY (ROW)
		BUILDING SETBACK LINE (BSL)
		PUBLIC UTILITY EASEMENT (PUE)
		SILT FENCE
		EXISTING FENCE LINE
		WATER MAIN
		SANITARY SEWER PIPE
		STORM SEWER PIPE
		UNDERGROUND ELECTRIC
		UNDERGROUND FIBER OPTICS
		UNDERGROUND TELEPHONE
		UNDERGROUND CABLE TELEVISION
		OVERHEAD ELECTRIC
		SANITARY SEWER SERVICE
		STORM SERVICE
		WATER SERVICE
		DOUBLE CURB INTAKE
		GRATE INTAKE
		STORM SEWER MANHOLE / CLEANOUT
		FLARED END SECTION (FES)
		SANITARY CLEANOUT
		SANITARY SEWER MANHOLE
		WATER VALVE
		FIRE HYDRANT (ASSEMBLY)
		SIGN
		GAS VALVE
		POWER POLE W/ LIGHT
		POWER POLE
		SERVICE STOP BOXES
		ELECTRICAL PEDESTAL / BOX
		TELEPHONE PEDESTAL
		DOWN GUY
		CABLE TELEVISION BOX
		BENCHMARK
		FIBER OPTICS BOX
		GRADE SPOT ELEVATION
		DETENTION POND
		FOREBAYS
		SHORELINE PROTECTION
		MODIFIED SOIL LAYER
		PUBLIC UTILITY EASEMENT
		PAVING
		SIDEWALK PAVING
	903	MPE (MINIMUM PROTECTION ELEVATION)

NOTES:

1. NOT ALL SYMBOLS AND LINES SHOWN IN THIS STANDARD LEGEND ARE UTILIZED WITHIN THIS SURVEY.

INDEX OF REVISIONS		
NO:	REVISION DESCRIPTION:	DATE:
1		
2		
3		
4		

SURVEY CONTROL INFORMATION:

GENERAL INFORMATION
MEASUREMENT UNITS FOR THIS PROJECT ARE IN US SURVEY FEET. PROJECT DATUM AND CONTROL POINT INFORMATION WAS ESTABLISHED USING IOWA RTN REFERENCE STATIONS.
BENCH MARK (B.M.)
BURY BOLT ON HYDRANT
ELEVATION = 969.51
N: 609688.349 E: 1561679.208
HORIZONTAL CONTROL
THE PROJECT COORDINATE SYSTEM IS IOWA RTN, IA83-SF SOUTH ZONE, NAD83, NO. Trans.g2012au3 (U.S. SURVEY FEET). COORDINATES WERE DETERMINED BE AVERAGING THREE IA83-SF OBSERVATIONS WITH APPROPRIATE TIME SPANS BETWEEN. ADDITIONAL CONTROL POINTS WERE ESTABLISHED THROUGHOUT THE PROJECT LOCATION USING GNSS ROVER SETUP RELATIVE TO THE BENCH MARK

INDEX OF SHEETS

#	DESCRIPTION
T1	TITLE SHEET
C1	EXISTING CONDITIONS & DEMOLITION
C2	GENERAL INFORMATION / PROJECT NOTES
C3	GEOMETRIC LAYOUT (OVERALL)
C3a	GEOMETRIC LAYOUT (NORTH)
C3b	GEOMETRIC LAYOUT (MIDDLE)
C3c	GEOMETRIC LAYOUT (SOUTH)
C4	GRADING PLAN (OVERALL)
C4a	GRADING PLAN (NORTH)
C4b	GRADING PLAN (MIDDLE)
C4c	GRADING PLAN (SOUTH)
C5	EROSION CONTROL (OVERALL)
C5a	EROSION CONTROL (NORTH)
C5b	EROSION CONTROL (MIDDLE)
C5c	EROSION CONTROL (SOUTH)
C6	EROSION CONTROL NOTES
C7	UTILITY PLAN
C8	TEMPORARY DETENTION BASIN OUTLET PIPE
C9	MISCELLANEOUS DETAILS
L1	LANDSCAPING PLAN

CONSTRUCTION SCHEDULE:

GRADING: FALL 2024
UTILITIES: SPRING 2025
PARKING LOT: SPRING 2025
BUILDING: SUMMER 2025

UTILITIES:

ELECTRIC: MIDAMERICAN ENERGY
GAS: BLACK HILLS ENERGY
SANITARY (PUBLIC): CITY OF GRIMES
STREETS & STORM (PUBLIC): CITY OF GRIMES
WATER: CITY OF GRIMES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF IOWA SUDAS & THE CITY OF GRIMES SUPPLEMENT SPECIFICATIONS.

THIS CONSTRUCTION DRAWING PLAN SET WAS ORIGINALLY SETUP FOR AND PRINTED ON 22"X34" PAPER. BAR SCALES ARE PROVIDED ON PLAN SHEETS FOR VERIFICATION - ALWAYS CHECK AGAINST BAR SCALE.

ABACI PROJECT NO.: 24010

REFERENCE STATEMENT:

THIS SURVEY/ENGINEERING DOCUMENT WAS PREPARED FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE CLIENT'S SCOPE OF WORK REQUIREMENTS. ABACI CONSULTING, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THIS DRAWING (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID SCOPE OF WORK REQUIREMENTS.

UTILITIES SHOWN FOR REFERENCE ONLY. IOWA LAW REQUIRES AT LEAST 48 HOURS ADVANCE NOTICE BEFORE EXCAVATION BEGINS. NOTIFY IOWA ONE-CALL SERVICE PHONE 1-800-292-8989. ADDITIONALLY, THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION AND HAVE ANY AND ALL PRIVATE UTILITIES LOCATED.

ENGINEER/SURVEYOR:

GRIMES OFFICE:
3000 SE GRIMES BLVD - SUITE 800
GRIMES, IOWA 50111
PH: (515) 986-5048
FAX: (515) 986-0588

PROJECT MANAGER: DAN DeCAMP
EMAIL: dandecamp@abaciconsulting.com

SURVEY COORDINATOR: MERLIN DAVIS
MOBILE: (515) 447-5755
EMAIL: merlind@abaciconsulting.com
MINIMUM NOTICE OF THREE (3) BUSINESS DAYS FOR ANY CONSTRUCTION STAKING

PROJECT ADDRESS:

1801 S. JAMES ST.

LEGAL DESCRIPTION:

LOT 1 OF SOUTH JAMES PLAT 1,
OFFICIAL PLAT, CITY OF GRIMES, POLK
COUNTY, IOWA. SAID PARCEL
CONTAINS 6.45 ACRES.

PROPERTY ZONING:

PUD (R-4) & TRANSPORTATION
CORRIDOR OVERLAY ZONE

FUTURE LAND USE:

URBAN VILLAGE (UV)

PROJECT OWNER:

SUMMIT CREEK CHURCH
4446 NW 128th ST.
URBANDALE, IA 50323

CONTACT:
JONATHAN PALMER
515-207-9551
INFO@SUMMITCREEK.COM

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

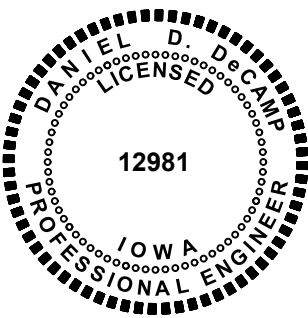
PRELIMINARY

MM/DD/YYYY

SIGNATURE DANIEL D. DeCAMP DATE

PRINTED OR TYPED NAME:
IOWA LICENSE NO. 12981
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ALL SHEETS, EXCLUDING LANDSCAPING PLAN
PAGES COVERED BY THIS SEAL:



SUMMIT CREEK CHURCH
GRIMES, POLK COUNTY, IOWA

TITLE SHEET

SHEET:

T1

Page 26 of 26

CITY OF GRIMES NOTES:

1. SEE THE 'CITY OF GRIMES NOTES' ON THIS SHEET FOR ADDITIONAL INFORMATION.
2. ANY CITY (GENERAL/STANDARD) NOTES SHALL GOVERN IF DISCREPANCIES OCCUR WITHIN THESE (GENERAL) PROJECT NOTES.

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CALL IOWA OR CALL BEFORE DIGGING 1-800-292-8989.
2. STRIP TOPSOIL IN EXCAVATED AND FILL AREAS. REMOVE ALL VEGETATION AND ORGANIC MATERIALS PRIOR TO PLACING AND COMPACTING THE FILL.
3. ALL CUT AND FILL AREAS SHALL BE MAINTAINED FOR PROPER DRAINAGE AT ALL TIMES.
4. ALL FILL UNDER PAVEMENT SHALL BE PLACED IN LIFTS NO GREATER THAN 8 INCHES AND COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR UNLESS OTHERWISE SPECIFIED. OBTAIN REQUIRED COMPACTION WITHIN A SOIL MOISTURE CONTENT RANGE OF OPTIMUM MOISTURE TO 4 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MATERIALS TESTING REQUIRED TO ASSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS.
6. ANY COHESIONLESS SOILS ENCOUNTERED SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR BENEATH PAVEMENTS AND CRITICAL BACKFILL AREAS.
7. PROOF-ROLL THE PAVEMENT SUBGRADE PRIOR TO PLACING PAVEMENT. REMOVE AND REPLACE ANY UNSUITABLE SOILS TO A DEPTH OF 2 FEET.
8. MAINTAIN MOISTURE CONTENT OF PAVEMENT SUBGRADE SOILS CONSISTING OF CLAYS/SILTS BETWEEN 0 AND 4 PERCENTAGE POINTS ABOVE OPTIMUM UNTIL THE PAVEMENT IS PLACED.
9. DISTURB AS LITTLE AREA AS POSSIBLE DURING GRADING PROCEDURES.
10. STOCKPILE ALL STRIPPED TOPSOIL AND ALL EXCESS CUT IN THE AREA SHOWN ON THIS PLAN (OR IN A SUITABLE LOCATION). STRIP A MINIMUM OF 6" OF TOPSOIL, RESPREAD OVER ALL DISTURBED AREAS AFTER FINAL GRADES ARE REACHED (EXCEPT UNDER PAVEMENT).
11. SEE THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE INITIAL EROSION CONTROL MEASURES.
12. THE CONTRACTOR AND SUBCONTRACTORS MUST MAINTAIN PROPER EROSION CONTROL THROUGHOUT THE ENTIRE PROJECT.
13. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR FOR AT LEAST 14 DAYS IN A DISTURBED AREA, STABILIZE WITH TEMPORARY EROSION CONTROL IMMEDIATELY AFTER WORK CEASES IN THE AREA.
14. THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND SURVEYS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR(S). IT SHALL BE THE DUTY OF THE CONTRACTOR(S) TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT, AND TO NOTIFY THE OWNER(S) OF THE UTILITIES. THE CONTRACTOR(S) SHALL AFFORD ACCESS TO THESE FACILITIES BY THE OWNERS FOR NECESSARY MODIFICATION OF SERVICES.
15. ALL CONSTRUCTION STAKING SHALL BE DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR INCLUDING, BUT NOT LIMITED TO: ROADWAYS/STREETS, ALLEYS, PEDESTRIAN FACILITIES (INCLUDING ALL CURB DROPS AND SIDEWALK/SHARED USE PATH LOCATIONS), AND UTILITIES.
 - 15.1. ALL CONSTRUCTION STAKING SHALL BE PERFORMED THROUGH A CONTRACT WITH ABACI CONSULTING, INC.
 - 15.2. ALL CONSTRUCTION STAKING, PROPERTY PINS, ETC. SHALL BE PROTECTED FROM GRADING AND/OR OTHER OPERATIONS. ANY DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
 - 15.3. RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION ACTIVITIES. PROPERTY PINS SHALL BE RESET BY A REGISTERED LAND SURVEYOR AND SHALL BE INCIDENTAL TO CONSTRUCTION.

CITY OF GRIMES GENERAL NOTES:

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
- C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
- E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
- F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
- G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
- H. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
- I. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
- J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
- K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

CITY OF GRIMES SANITARY SEWER NOTES:

- A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
- G. SANITARY SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

CITY OF GRIMES WATER MAIN NOTES:

- A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
- F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
- G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
- I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

CITY OF GRIMES STORM SEWER NOTES:

- A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- B. ALL FLARED END SECTIONS SHALL HAVE FOOTING. APRON GUARDS ARE REQUIRED ON ALL 18" APRONS 24" EQUIVALENT AND LARGER. 18" EQUIVALENT AND SMALLER APRONS SHALL NOT HAVE AN APRON GUARD.
- C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
- D. PUBLIC STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISION. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
- E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

PAVING & STORM SEWER NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF IOWA SUDAS, UNLESS NOTED OTHERWISE.
2. THE LENGTH GIVEN FOR THE STORM PIPE IS FROM CENTER-OF-STRUCTURE TO CENTER-OF-STRUCTURE. FOR FLARED END SECTIONS (FES), THE LENGTH GIVEN FOR THE STORM PIPE INCLUDES THE LENGTH OF THE FES.
3. ANY AND ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. ALL PROPOSED PAVEMENT IN DRIVEWAYS AND PARKING AREAS SHALL BE 6 INCH (MINIMUM) THICK P.C.C., WITH 6" STANDARD CURB, EXCEPT PAVEMENT IN THE RIGHT-OF-WAY SHALL BE 7 INCH (MINIMUM) THICKNESS P.C.C.
5. ALL SIDEWALK IS CLASS 'A' (SUDAS DETAIL 3).
6. CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PAVEMENT SLOPES ALONG AND ACROSS ADA ROUTES DO NOT EXCEED 8.00% FOR RAMPS AND 2.00% FOR ALL OTHER ROUTE AREAS. REMOVAL & REPLACEMENT OF PAVEMENT MAY BE NECESSARY SHOULD ADA PAVEMENT SLOPES EXCEED 2.00%.
7. CONTRACTOR SHALL COORDINATE PAVEMENT THICKNESS / DESIGN FOR THE OUTDOOR ROOF STRUCTURE LOCATED JUST NORTH OF THE SOUTH POND WITH THE STRUCTURE DESIGNER AS AT TIME OF THIS SITE PLAN, STRUCTURE DESIGN HAS NOT BEEN DESIGNED. STRUCTURE WILL BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT.
8. CONTRACTOR SHALL CONSTRUCT THE PCC TRANSFORMER PAD IN ACCORDANCE WITH THE CURRENT EDITION OF THE MIDAMERICAN ENERGY ELECTRIC SERVICE MANUAL.

WATER MAIN & SANITARY SEWER NOTE:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF IOWA SUDAS, UNLESS NOTED OTHERWISE.
2. MAINTAIN 5.5 FT MIN. COVER FOR THE WATER SERVICE.
3. ANCHOR ASSEMBLY FOR ALL FIRE HYDRANTS & HYDRANT AUXILIARY VALVES SHALL BE D.I.P.
4. VERIFY THE LOCATION AND DEPTH OF THE EXISTING SANITARY SEWER SERVICE STUB AT THE START OF CONSTRUCTION.
5. SANITARY SERVICE SHALL BE BORED UNDER SE 19TH STREET.

CONSTRUCTION SEQUENCING:

- 1) INSTALL STABILIZED CONSTRUCTION ENTRANCE & PERIMETER SILT BARRIER(S).
- 2) CLEAR AND GRUB FOR EARTHWORK OPERATIONS.
- 3) CONTINUE GRADING OPERATIONS BEGINNING WITH STOCKPILING OF ANY AVAILABLE TOPSOIL. ALSO, INSTALL INTERIOR SILT BARRIERS.
- 4) STABILIZE DENUDED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
- 5) INSTALL STORM SEWER AND WATER MAIN. INSTALL INLET PROTECTION.
- 6) PAVING.
- 7) FINE GRADING.
- 8) RE-SPREAD AVAILABLE TOPSOIL 4 INCHES MINIMUM.
- 9) TEMPORARY SEEDING/STABILIZATION ON BUILDING LOTS.
- 10) PERMANENT SEEDING/STABILIZATION OF DISTURBED AREAS.
- 11) FINAL COMPLETION, REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

CONSTRUCTION SCHEDULE:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MATERIALS TESTING REQUIRED TO ASSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS. THIS TESTING SHALL BE INCIDENTAL TO CONSTRUCTION.
- 2) IN THE EVENT OF A DISCREPANCY BETWEEN THESE SPECS. AND THE DETAILED CONSTRUCTION DRAWINGS, THE DETAILED CONSTRUCTION DRAWINGS SHALL GOVERN.
- 3) ANY COHESIONLESS SOILS ENCOUNTERED SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR BENEATH PAVEMENTS AND CRITICAL BACKFILL AREAS.
- 4) PROOF-ROLL THE PAVEMENT SUBGRADE PRIOR TO PLACING PAVEMENT. REMOVE AND REPLACE ANY UNSUITABLE SOILS TO A DEPTH OF 2 FEET.
- 5) MAINTAIN MOISTURE CONTENT OF PAVEMENT SUBGRADE SOILS CONSISTING OF CLAYS/SILTS BETWEEN 0 AND 4 PERCENTAGE POINTS ABOVE OPTIMUM UNTIL THE PAVEMENT IS PLACED.
- 6) CURB BACKFILL SHALL BE COMPACTED AND SLOPED TO PROVIDE ADEQUATE DRAINAGE AND PREVENTING WATER FROM PONDING AND INFILTRATING BENEATH THE PAVEMENT.
- 7) SEE THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE INITIAL EROSION CONTROL MEASURES.
- 8) IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
- 9) SITE SOIL MATERIAL MUST BE RETAINED ON SITE BY PREVENTING EROSION. THIS INCLUDES SOIL EXCAVATIONS FOR FOUNDATIONS ON EACH RESPECTIVE LOT.
- 10) CONTRACTOR MUST PROMPTLY REMOVE ALL MUD, SOIL AND DEBRIS TRACKED ONTO CITY STREETS. CLEANING SHALL BE PERFORMED BEFORE THE END OF A WORK DAY OR PRIOR TO A RAIN EVENT.

SHEET: C2 OF 21		SUMMIT CREEK CHURCH GRIMES, POLK COUNTY, IOWA		ABACON CONSULTING CIVIL ENGINEERING • LAND SURVEYING INC 3000 SE GRIMES BLVD. - SUITE 800 GRIMES, IOWA 50111 OFFICE: (515) 996-5048		GENERAL INFORMATION & PROJECT NOTES	
NO.	REVISION DESCRIPTION	DATE	PROJECT NO:	24010			
1			DRAWING FILE NO:				
2			DESIGNED/REVIEWED BY:				
3			DRAWN BY:				
4			PLOT DATE:				



NOTE:
ALL DIMENSIONS ARE TO
FACE OF CURB UNLESS
OTHERWISE NOTED.

MATCH LINE (SHEET C3a)

S. JAMES ST.

SS MH
RIM=987.71
INV=979.93 W
INV=978.98 SW
INV=979.96 E

INTAKE
981.08

PUBLIC STREET R.O.W.

FES
EL=978.65

SPEED
LIMIT
SIGN

N0° 04' 27"W 559.35' (M) 559.31' (R)

R.O.W. LINE

10' CITY IMPROVEMENT EASEMENT
& PARKING SETBACK (PLATTED)

10' PUE (PLATTED)

30' BUILDING SETBACK (PLATTED)

DETENTION POND

PROPOSED BUILDING
(FF ELEV= 984.5)

NOTE:
REFER TO SHEET C9 FOR
TYPICAL CURB RAMP DETAIL.

6" PCC PAD W/
PERIMETER
WALLS - FOR
MECHANICAL
EQUIPMENT

MAILBOX LOCATION

DETECTABLE
WARNING (TYP.)

Y1, Y3, Y4-HS, Z1, Z2

W, W2, E

5' BUILDING SETBACK (PLATTED)
10' BUILDING SETBACK (PLATTED)
5' PARKING SETBACK (PLATTED)
10' PARKING SETBACK (PLATTED)

S0° 06' 35"W 636.15' (M) 636.14' (R)

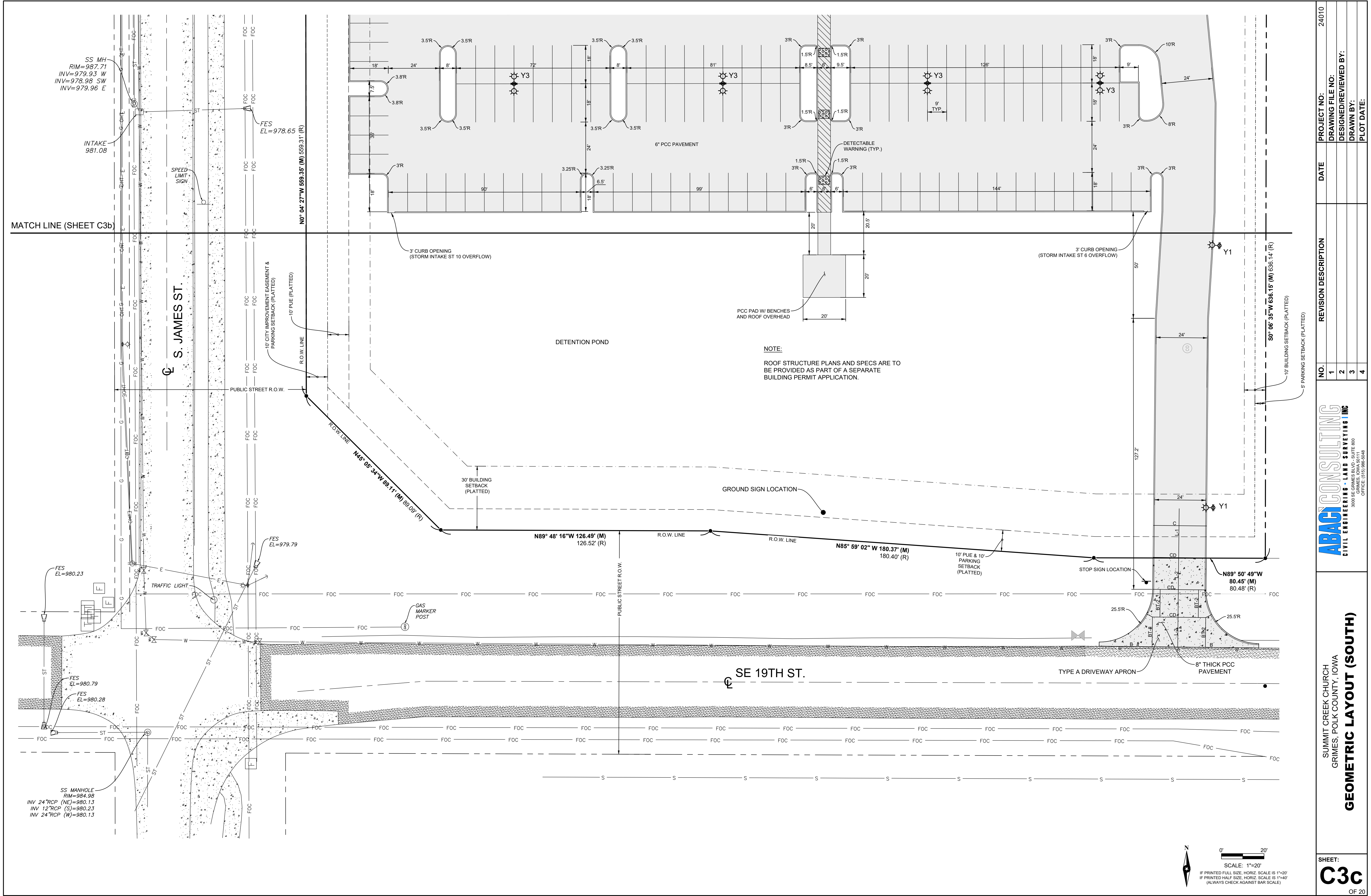
MATCH LINE (SHEET C3c)

SCALE: 1"=20'

IF PRINTED FULL SIZE, HORIZ. SCALE IS 1"=20'
IF PRINTED HALF SIZE, HORIZ. SCALE IS 1"=40'
(ALWAYS CHECK AGAINST BAR SCALE)

PROJECT NO:	DATE			REVISION DESCRIPTION	NO.	DRAWING FILE NO:			DESIGNED/REVIEWED BY:	DRAWN BY:	PLOT DATE:					
						1										
						2										
						3										
SHEET:				SUMMIT CREEK CHURCH GRIMES, POLK COUNTY, IOWA	GEOMETRIC LAYOUT (MIDDLE)				ABAC CONSULTING CIVIL ENGINEERING & LAND SURVEYING, INC. 300 SE GRIMES, IOWA 50111 OFFICE: 515-985-5048	C3b	24010					

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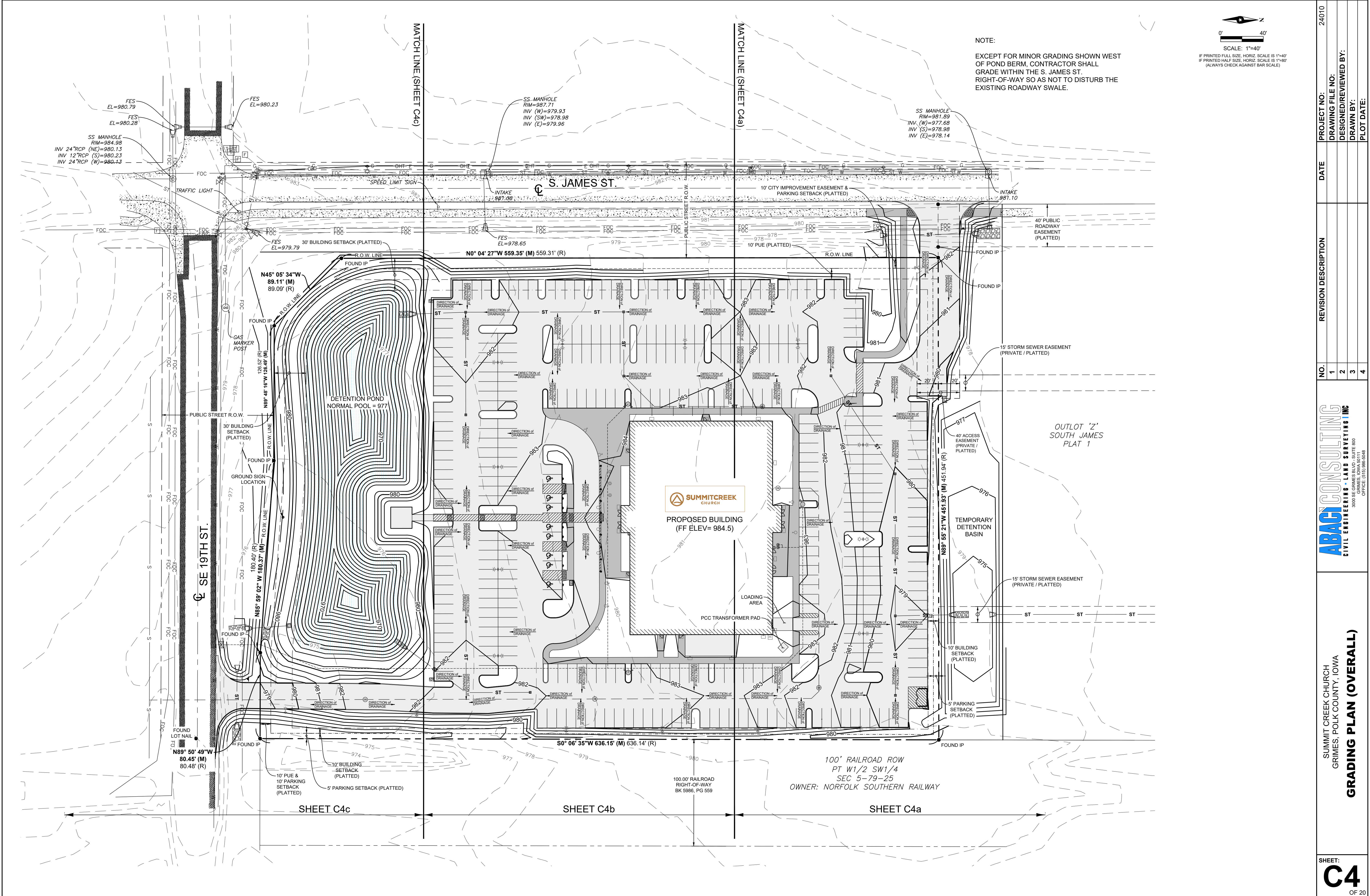


ABACON CONSULTING CIVIL ENGINEERING • LAND SURVEYING INC. 3000 SE JAMES BLVD., SUITE 600 OFFICE: 615.986.5448	PROJECT NO:	24010
	DATE	
	REVISION DESCRIPTION	
	NO.	
DRAWING FILE NO:		
DESIGNED/REVIEWED BY:		
DRAWN BY:		
PLOT DATE:		

SUMMIT CREEK CHURCH
GRIMES, POLK COUNTY, IOWA

GEOMETRIC LAYOUT (SOUTH)

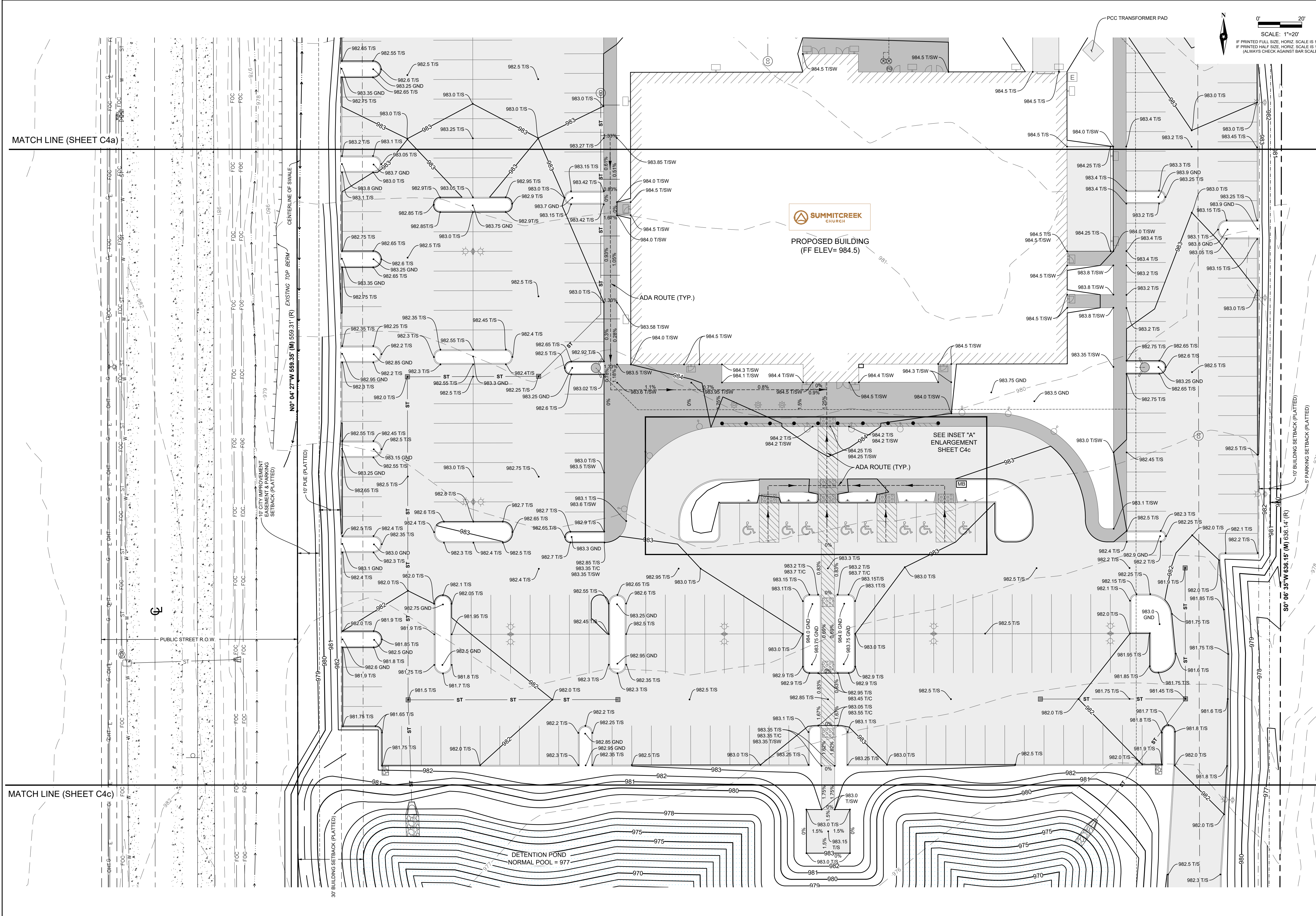
SHEET:	C3c
OF 20	



SHEET: C4 OF 20	SUMMIT CREEK CHURCH GRIMES, POLK COUNTY, IOWA GRADING PLAN (OVERALL)	ABACI CONSULTING CIVIL ENGINEERING • LAND SURVEYING INC 3000 SE GRIMES BLVD. - SUITE 800 GRIMES, IOWA 50111 OFFICE: (515) 985-5448	NO.	REVISION DESCRIPTION	DATE	PROJECT NO:	24010
			1			DRAWING FILE NO:	
			2			DESIGNED/REVIEWED BY:	
			3			DRAWN BY:	
			4			PLOT DATE:	

MATCH LINE (SHEET C4c)

MATCH LINE (SHEET C4c)



SHEET: C4b OF 28	SUMMIT CREEK CHURCH GRIMES, POLK COUNTY, IOWA GRADING PLAN (MIDDLE)	ABACI CONSULTING CIVIL ENGINEERING • LAND SURVEYING INC 3000 SE GRIMES BLVD. - SUITE 800 GRIMES, IOWA 50111 OFFICE (515) 996-5048	NO.	REVISION DESCRIPTION	DATE	PROJECT NO:	24010
			1			DRAWING FILE NO:	
			2			DESIGNED/REVIEWED BY:	
			3			DRAWN BY:	
			4			PLOT DATE:	

NOTICE:
ALL CONTRACTORS AND SUB-CONTRACTORS MUST SIGN THE NPDES CERTIFICATION STATEMENT PRIOR TO PERFORMING ANY WORK ON SITE. BY SIGNING THE CERTIFICATION STATEMENT, THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BECOME A CO-PERMITTEE WITH THE OWNER AND OTHER CO-PERMITTEES. AS A CO-PERMITTEE, YOU AND YOUR COMPANY ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF IOWA TO ENSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THE NPDES PERMIT. SIGNIFICANT PENALTIES MAY BE IMPOSED BY THE EPA AND/OR THE IDNR SHOULD A PERMITTEE OR CO-PERMITTEE VIOLATE NPDES PERMIT REQUIREMENTS.

DITCH CHECK/CHECK DAM SPACING		
SWALE/DITCH GRADE	DESIGN HORIZ. INTERVAL	ACTUAL HORIZ. INTERVAL
1% TO 2%	200 FEET TO 100 FEET	150 FEET (MAXIMUM)
2% TO 4%	100 FEET TO 50 FEET	75 FEET (MAXIMUM)
4% TO 6%	50 FEET TO 33.5 FEET	40 FEET (MAXIMUM)
OVER 6%	(2 FEET) / (SLOPE, FT/FT)	25 FEET (MAXIMUM)

SILT FENCE SPACING IN SWALE	
SWALE GRADE	HORIZONTAL INTERVAL
1% TO 2%	150 FEET (MAXIMUM)
2% TO 4%	75 FEET (MAXIMUM)
4% TO 6%	40 FEET (MAXIMUM)
OVER 6%	25 FEET (MAXIMUM)

SILT FENCE SPACING ON SLOPES	
SLOPE	HORIZONTAL INTERVAL
≤ 10:1 (10%)	100 FEET (MAXIMUM)
5:1 (20%)	160 FEET (MAXIMUM)
4:1 (25%)	50 FEET (MAXIMUM)
3:1 (33.3%)	40 FEET (MAXIMUM)

TABLE OF QUANTITIES*		
ITEM	TEMPORARY	PERMANENT
SILT FENCE/WATTLE	3,120 FEET	
ROLLED EROSION CONTROL PRODUCT	46,000 SQ. FT.	
STOCKPILE PERIMETER	220 FEET	
INLET PROTECTION	15 EA	
ROCK STABILIZATION	30 CU. YD.	12 CU. YD.
SOD/SEEDING		92,100 SQ. FT.

*PRELIMINARY ONLY
PROPOSED SITE SURFACE COMPOSITION
TOTAL SITE AREA 6.45 ACRES

TOTAL BUILDING AREA 27,216 SF
TOTAL PAVEMENT AREA 153,100 SF
TOTAL IMPERVIOUS AREA 180,316 SF

TOTAL OPEN SPACE AREA 2.31 ACRES
OPEN SPACE PROVISION % 36%

PLACE SILT FENCE OR FILTER SOCK AROUND STORM INTAKE AND/OR STRUCTURE AFTER CONSTRUCTED. PLACE BELOW GRADE INLET PROTECTION FOR ALL STORM STRUCTURES WITHIN PUBLIC STREETS OR RIGHT-OF-WAY ONCE PAVING IS COMPLETED.

POST CONSTRUCTION CONDITIONS
CURVE NUMBER: 88
RUNOFF COEFFICIENT: 0.81

NOTE: FOR GRADED AREAS WHERE SLOPE IS 3:1 OR GREATER, CONTRACTOR SHALL PROVIDE NORTH AMERICAN GREEN S150 ROLLED EROSION CONTROL PRODUCT (RECP) OR EQUIVALENT. THIS MEETS OR EXCEEDS IOWA SUDAS, SEC 7E-5. CONTRACTORS SHALL INSTALL 'RECP' PER IOWA SUDAS SPECIFICATIONS, SEC 9040-2.05 & 9040-3.08.

SWPPP MANAGER (PRINT NAME) COMPANY DATES

SWPPP INSPECTOR (PRINT NAME) COMPANY DATES

EROSION CONTROL LEGEND

SILT FENCINGSF

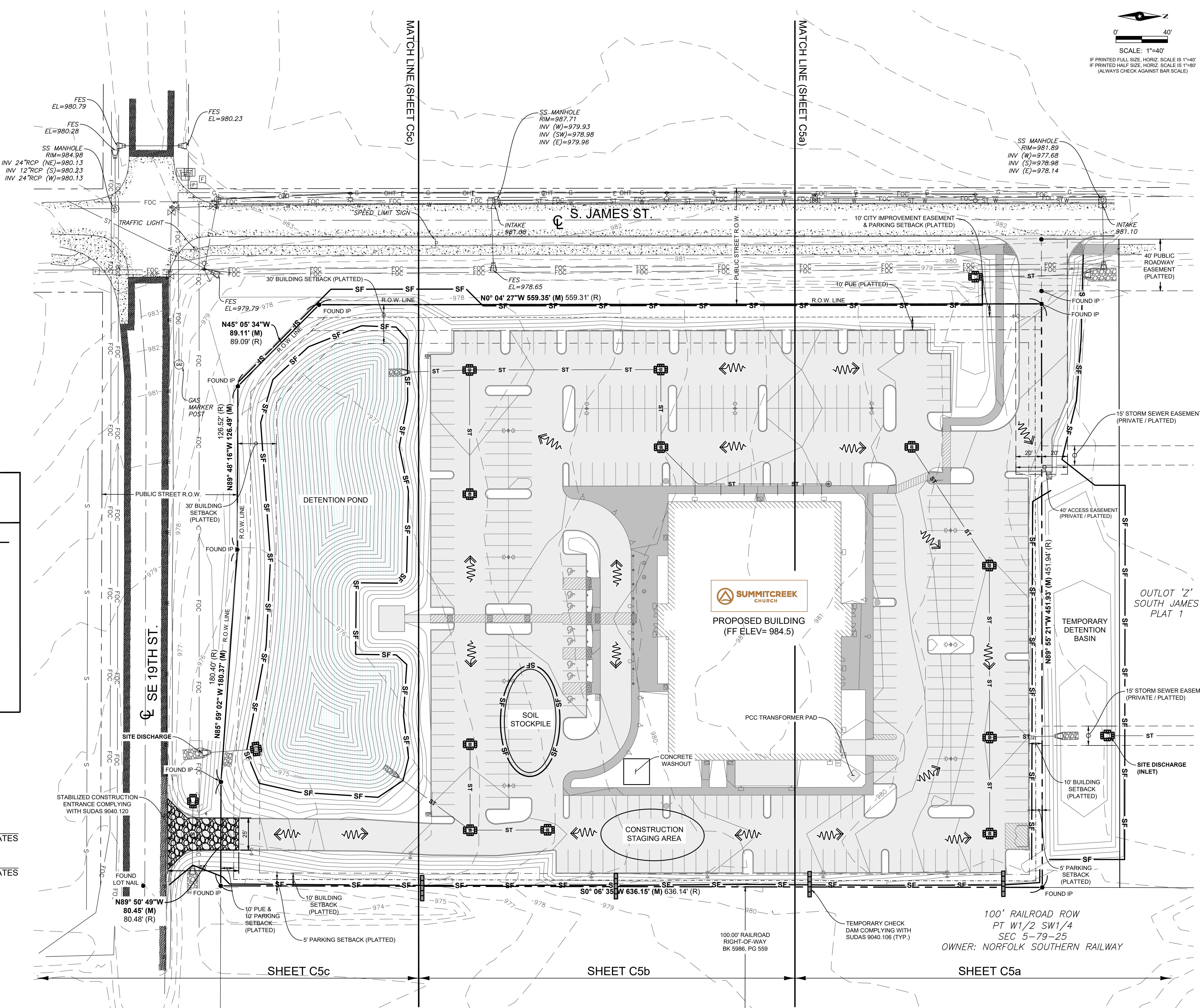
CHECK DAM

INLET PROTECTION

OUTLET PROTECTION

GUTTER BUDDY

FLOW DIRECTION ARROWS



PROJECT NO: 24010

DATE

REVISION DESCRIPTION

NO. 1 2 3 4

DRAWING FILE NO:

DESIGNED/REVIEWED BY:

DRAWN BY:

PLOT DATE:

ABAC CONSULTING

CIVIL ENGINEERING • LAND SURVEYING INC

3000 SE GRIMES BLVD., SUITE 800

OFFICE: (515) 986-5448

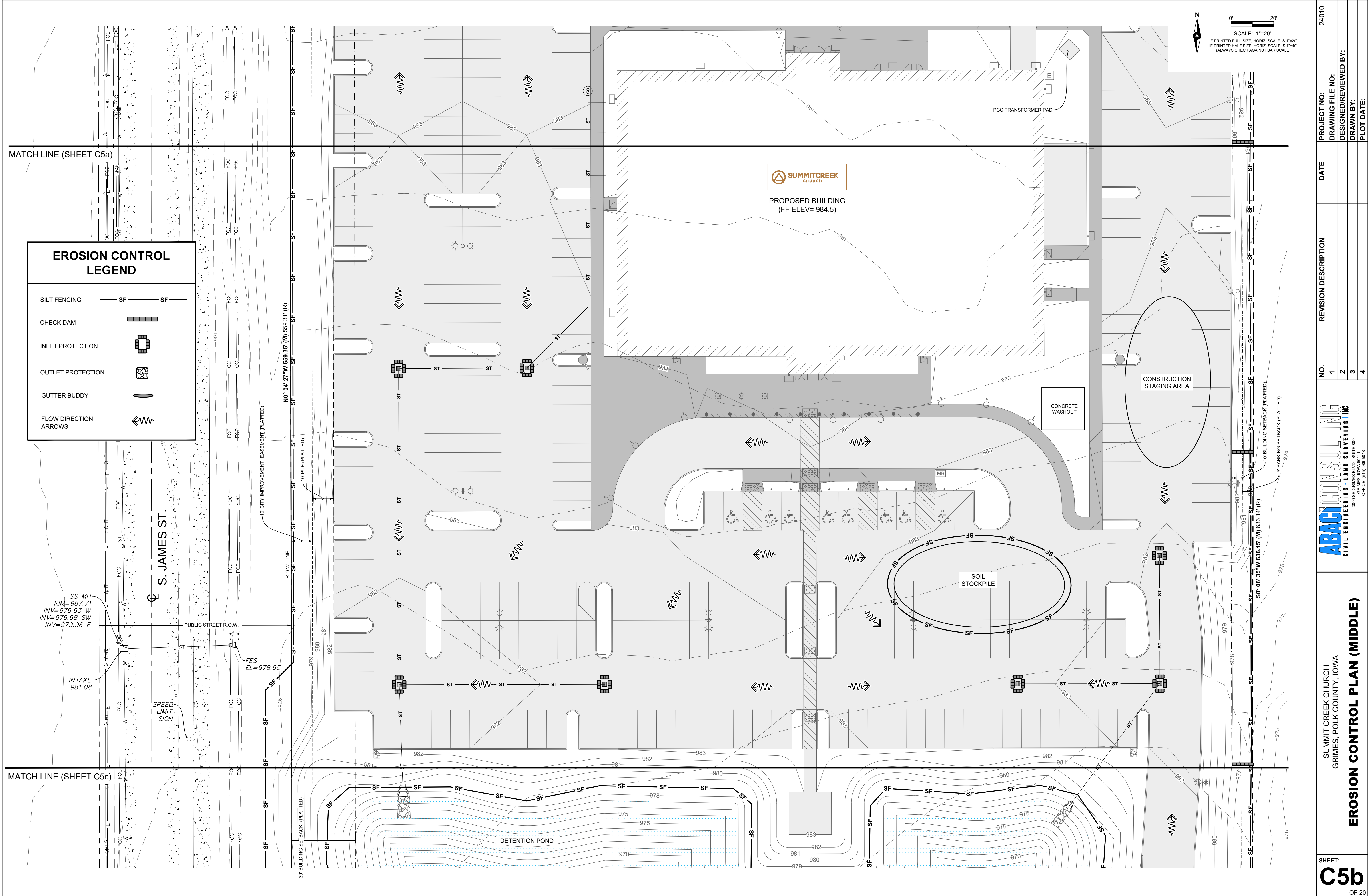
SUMMIT CREEK CHURCH

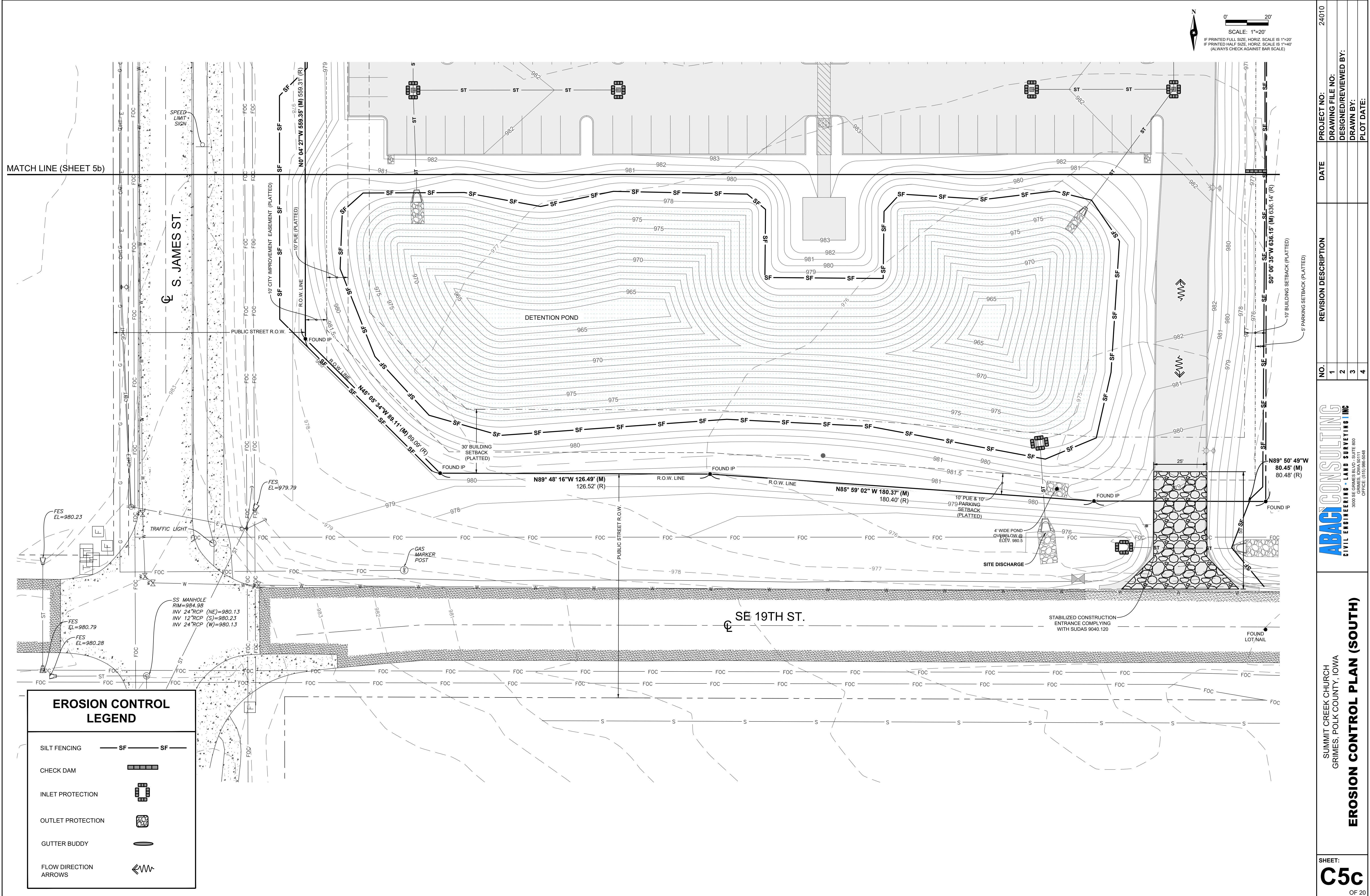
GRIMES, POLK COUNTY, IOWA

EROSION CONTROL PLAN (OVERALL)

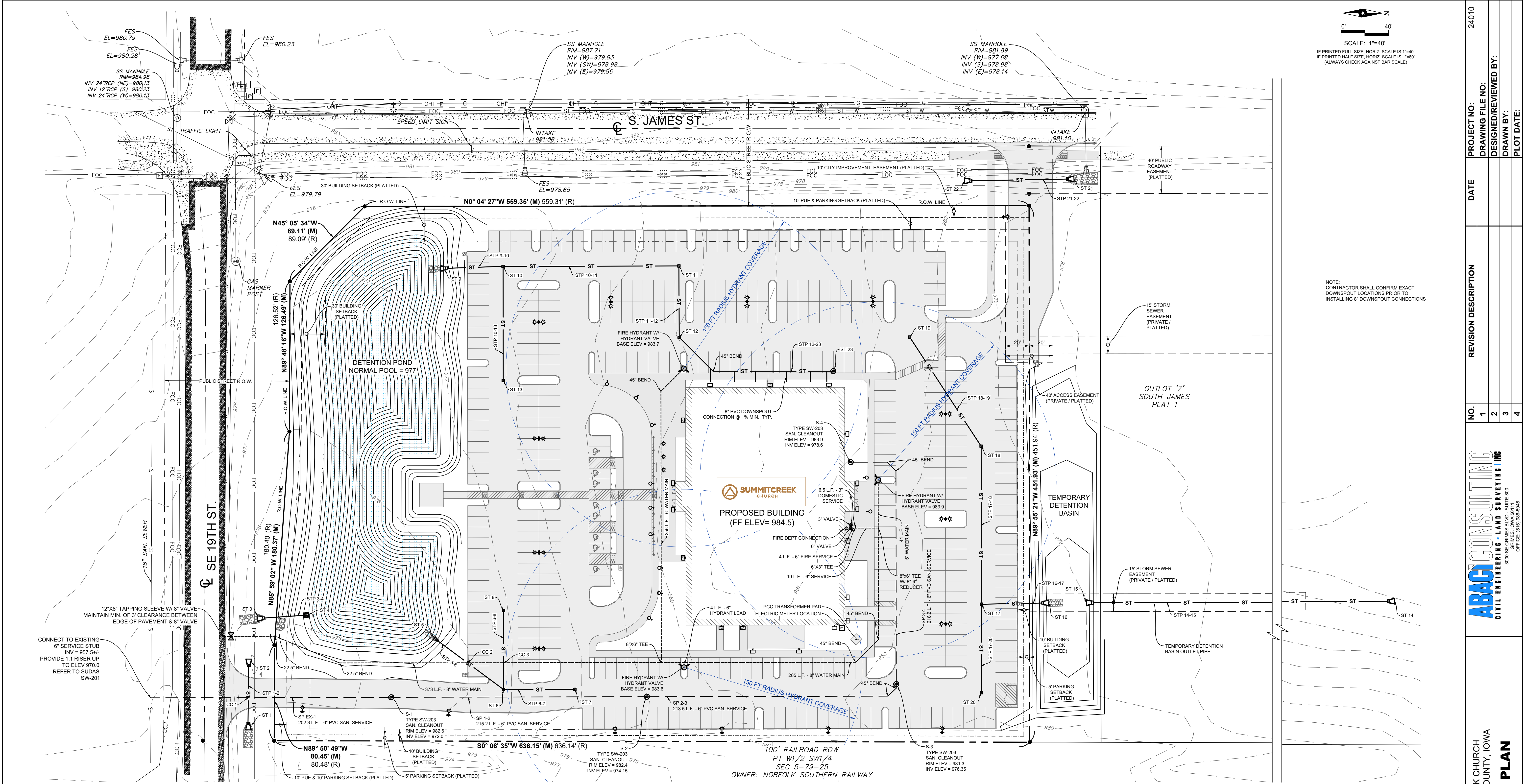
SHEET: C5

OF 20





SWPPP/EROSION CONTROL GENERAL NOTES:				NO.	REVISION DESCRIPTION	DATE	PROJECT NO:	24010
1. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE INITIAL EROSION CONTROL MEASURES ON THE "INITIAL EROSION CONTROL (SWPPP) PLAN" SHEETS.				1			DRAWING FILE NO:	
2. SEE THE "INITIAL SWPPP (EROSION CONTROL)" SHEET(S) FOR ADDITIONAL GROUND COVER INFORMATION; SEDIMENTATION BASIN LOCATIONS; AND ANY RELATED QUANTITIES.				2			DESIGNED/REVIEWED BY:	
3. SEE ALL RELATED NOTES FOR THESE CONSTRUCTION DRAWINGS FOR THIS PHASE/DEVELOPMENT PLAN FOR ADDITIONAL INFORMATION.				3			DRAWN BY:	
4. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES AND ADDITIONAL NOTES AND DETAILS. ADDITIONAL NOTES AND MEASURES IN THE NARRATIVE SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND SHALL BE INCLUDED IN THE ORIGINAL BID.				4			PLOT DATE:	
5. THE STORMWATER POLLUTION PREVENTION PLAN AND RELATED NARRATIVE ARE CONSIDERED LIVING DOCUMENTS, AND SHALL REQUIRE PERIODIC UPDATES, MODIFICATIONS, AND/OR ADJUSTMENTS DEPENDING ON SITE CONDITIONS AND CONSTRUCTION PROGRESS TO ASSURE COMPLIANCE WITH THE NPDES GENERAL PERMIT NO. 2. IT SHALL BE THE RESPONSIBILITY OF ALL CONTRACTORS TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES TO COMPLY WITH SAID PERMIT.								
6. THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2, WITH ALL TERMS AND CONDITIONS, AND INITIALLY DESIGNED AND PROVIDED BY ABACI CONSULTING, INC.								
7. THE CONTRACTOR SHALL COMPLY WITH ALL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, THE ENVIRONMENTAL PROTECTION AGENCY, AND LOCAL ORDINANCES.								
8. ALL CONTRACTOR(S) SHALL UTILIZE THE APPROVED CIVIL SITE PLANS, PROJECT SWPPP SHEET(S) WITH NARRATIVE, AND NPDES NOI PERMIT CONDITIONS FOR ADDITIONAL DETAILS, NOTES, AND/OR DIRECTIONS.								
9. IF THERE IS A CONSTRUCTION TRAILER, SHED OR OTHER COVERED STRUCTURE LOCATED ON THE PROPERTY THE PERMITTEE SHALL RETAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION. IF THERE IS NO CONSTRUCTION TRAILER, SHED OR OTHER COVERED STRUCTURE LOCATED ON THE PROPERTY, THE PERMITTEE SHALL RETAIN A COPY OF THE PLAN FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION AT A READILY AVAILABLE ALTERNATIVE SITE APPROVED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES AND PROVIDE IT FOR INSPECTION UPON REQUEST. IF THE PLAN IS MAINTAINED AT AN OFF-SITE LOCATION SUCH AS A CORPORATE OFFICE, IT SHALL BE PROVIDED FOR INSPECTION NO LATER THAN THREE HOURS AFTER BEING REQUESTED.								
10. ALL MUD, SOIL, AND/OR DEBRIS SPILLED ON THE STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR(S) - AT LEAST AT THE END OF EACH WORK DAY; PRIOR TO ANY RAIN EVENT; AND AS DIRECTED. OR, THE OWNER/DEVELOPER SHALL REMOVE THE ITEMS AND DEDUCT THE COST FROM THE AMOUNT DUE TO THE CONTRACTOR(S).								
10.1. THE CONTRACTOR(S) SHALL INSTALL EROSION AND SEDIMENTATION CONTROL INFRASTRUCTURE PRIOR TO INITIATING WORK ON THE SITE.								
11. EROSION/SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED AS SHOWN ON THIS EXHIBIT; AND SHOWN ARE FOR INITIAL (START-UP) PURPOSES ONLY. THE CONTRACTOR(S) SHALL MODIFY, CHANGE, ADD, AND/OR REVISE EROSION/SEDIMENTATION CONTROL MEASURES DURING THE COURSE OF CONSTRUCTION TO ACCOMMODATE FIELD CONDITIONS, TO PROVIDE ADDITIONAL COLLECTION LOCATION(S), FOR WORK LOCATION(S), AND/OR FOR METHODS OF CONSTRUCTION.								
11.1. PRESERVE ANY EXISTING VEGETATION UNTIL CONSTRUCTION IS NECESSARY IN THAT AREA.								
11.2. MODIFY AND UPDATE THIS EXHIBIT AS REQUIRED DURING THE COURSE OF CONSTRUCTION TO REFLECT FIELD MODIFICATIONS, INCLUDING "REVISION" BOX; AND TO MEET LOCAL, STATE, AND FEDERAL REQUIREMENTS.								
12. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO TAKE ALL THE NECESSARY MEASURES TO ELIMINATE EROSION FROM AND TO THE PROJECT SITE, ADJACENT PROPERTIES, AND/OR ANY BORROW OR FILL AREAS INCLUDING, BUT NOT LIMIT TO, THE CONTROLS SHOWN ON THIS PLAN. THIS INCLUDES SOIL EXCAVATIONS FOR FOUNDATIONS ON EACH RESPECTIVE BUILDING AND/OR RESIDENTIAL LOT. ALL CONTRACTOR(S) SHALL MAINTAIN PROPER EROSION CONTROL THROUGHOUT THE ENTIRE PROJECT.								
13. ALL CONTRACTORS SHALL UTILIZE PROJECT SWPPP AND NPDES NOI PERMIT CONDITIONS FOR ADDITIONAL DETAILS AND DIRECTIONS.								
EROSION/SEDIMENTATION CONTROL MEASURES MAY BE REMOVED AS ALLOWED BY PERMIT CONDITIONS AND AT THE TERMINATION OF THE NPDES STORMWATER PERMIT AT THE COMPLETION OF THE PROJECT.								
14. ALL CONTRACTORS SHALL BE REQUIRED TO MAINTAIN ALL EROSION CONTROL MEASURES (TEMPORARY AND PERMANENT) AND KEEP THEM IN WORKING ORDER.								
15. CITY STANDARD SPECIFICATIONS SHALL APPLY TO GRADING, EROSION CONTROL, AND ALL ASSOCIATED WORK FOR THE PROJECT. THE CONTRACTOR(S) SHALL ESPECIALLY OBSERVE THE REQUIREMENTS OF THE SPECIFICATIONS (ALONG WITH THE EROSION CONTROL PLAN PREPARED FOR THE PROJECT) IN CONDUCTING GRADING AND SURFACE RESTORATION WORK.								
15.1. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND THE SWPPP MANAGER WHOM SHALL MAKE ALL CONTRACTORS AND CONSTRUCTION WORKERS AWARE OF THE MAJOR PROVISIONS OF SAID PLAN.								
15.2. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. IN DROUGHT-STRICKEN AREAS AND AREAS THAT HAVE RECENTLY RECEIVED SUCH HIGH AMOUNTS OF RAIN THAT SEEDING WITH FIELD EQUIPMENT IS IMPOSSIBLE AND INITIATING VEGETATIVE STABILIZATION IMMEDIATELY IS INFEASIBLE, ALTERNATIVE STABILIZATION MEASURES MUST BE EMPLOYED AS SPECIFIED BY THE DEPARTMENT. IN LIMITED CIRCUMSTANCES, STABILIZATION MAY NOT BE REQUIRED IF THE INTENDED FUNCTION OF A SPECIFIC AREA OF THE SITE.								
15.3. INSTALL SILT FENCE/WATTLE PRIOR TO BEGINNING CONSTRUCTION AROUND NOTED STRUCTURES AND ON STEEP SLOPES. SILT FENCE IS THE PREFERRED METHOD. ADDITIONAL LINES OF SILT FENCE/WATTLE WILL BE REQUIRED AS PROGRESS, OR AS DIRECTED.								
16. REMOVE SILT ACCUMULATED ALONG SILT FENCE/WATTLE WHEN REACHES MAXIMUM OF 50% OF EXPOSED HEIGHT, OR AS DIRECTED.								
17. CONTRACTOR(S) SHALL CONSTRUCT AND STABILIZE PROPOSED NOTED SEDIMENTATION BASIN, BASIN OUTLET STRUCTURE, AND OUTLET PRIOR TO CONSTRUCTING THE REST OF THE SUBDIVISION INFRASTRUCTURE IMPROVEMENTS. PROPOSED SEDIMENTATION BASIN(S) SHALL BE LOCATED WITHIN THE EXISTING/PROPOSED STORMWATER MANAGEMENT FACILITIES (SMF). SEE ADDITIONAL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.								
18. INSTALL TEMPORARY SEDIMENT BASIN OUTLET STRUCTURE SURROUNDED BY SILT FENCE PRIOR TO THE CONSTRUCTION OF SUBDIVISION INFRASTRUCTURE (DEMOLITION, PIPING, MASS GRADING, AND PAVEMENT).								
19. PROVIDE POSITIVE DRAINAGE AROUND ALL STOCKPILES AND OTHER IMPROVEMENTS DURING AND AT THE COMPLETION OF OF ALL PHASES OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, INFRASTRUCTURE AND BUILDING. DRAIN ANY ONSITE AREAS WITH PONDING WATER TO THE SEDIMENTATION BASIN.								
20. PLACE SILT FENCE, FILTER SOCK, AND/OR OTHER APPROVED SEDIMENTATION CONTROL/SILT CONTAINMENT DEVICE AROUND EXISTING STORM INTAKES AND/OR STRUCTURES, AND/OR PROPOSED STORM INTAKES AND/OR STRUCTURES AFTER CONSTRUCTED AND BEFORE PAVING, AS NOTED.								
21. PROVIDE/VERIFY BELOW GRADE (OR ABOVE GRADE) INLET PROTECTION FOR ALL STORM STRUCTURES WITHIN PUBLIC STREETS OR RIGHT-OF-WAY (ROW) ONCE PAVING IS COMPLETED.								
22. ALL AREAS OF THE EXISTING/PROPOSED DITCH BOTTOM AROUND END SECTIONS, AND EXISTING/PROPOSED END SECTIONS DISCHARGING INTO A DITCH, SWALE, AND/OR SMF SHALL BE COVERED WITH RIPRAP, OR OTHER APPROVED AND NOTED PROTECTION/ENERGY DISSIPATION.								
22.1. ALL RIPRAP SHALL BE PLACED OVER ENGINEERING FABRIC AS NOTED AND HATCHED IN THE CONSTRUCTION PLANS.								
23. AT COMPLETION OF SITE GRADING AND ROADWAY PAVING, CLEAN UP SITE AND INSTALL (PERMANENT AND/OR TEMPORARY) STABILIZATION UNTIL PHASE RESIDENTIAL DEVELOPMENT BEGINS.								
24. ALL SEEDED/SODDED SURFACES SHALL BE COVERED WITH AT LEAST SIX (6") INCHES (8" IN R.O.W.) TOPSOIL IN PLACE BEFORE PERMANENT (FINAL) SEEDING/SODDING OPERATIONS COMMENCE AND AT FINAL STABILIZATION. IF SODDED, THE THICKNESS OF TOPSOIL MAY BE REDUCED ACCORDINGLY WITH WRITTEN APPROVAL FROM THE CITY AND THE ENGINEER.								
25. ALL AREAS NOT COVERED BY PAVEMENT AND/OR BUILDINGS SHALL BE GRASS, OR AS NOTED. SEEDED/SODDED AREAS SHALL BE PREPARED AS SPECIFIED IN SUDAS.								
25.1. ALL SEEDED AREAS SHALL INCLUDE THE APPROPRIATE MULCHING (AND								
HELD IN PLACE) UNTIL ESTABLISHED.								
25.2. ALL DISTURBED AND/OR BARE AREAS SHALL FIRST BE SEEDED AND MULCHED BY THE DEVELOPER'S CONTRACTOR WITH SUDAS TYPE 4 (URBAN TEMPORARY) EROSION CONTROL MIX.								
25.3. ONLY AREAS DESIGNATED ON PLANS AS URBAN LAWN MIX SHALL BE SUDAS URBAN LAWN MIX AND/OR SOD; AND SHALL BE INSTALLED BY THE DEVELOPER'S CONTRACTOR WITH THE SPECIFIED TYPE.								
25.4. ALL OTHER AREAS SHALL BE DESIGNATED AS AREAS TO RECEIVE LAWN SEED MIX AND/OR SODDED (WITH SIMILAR LAWN MIX). THE PERMANENT COVER SHALL BE BY THE HOME BUILDER'S CONTRACTOR WITH SUDAS TYPE 1 (PERMANENT LAWN MIX) AND/OR TYPE 6 (SALT-RESISTANT) MIX AND/OR SODDED, UNLESS OTHERWISE NOTED.								
25.5. ALL GRASSED AREAS SHALL BE WATERED UNTIL ESTABLISHED.								
26. TREE/BUSH PROTECTION (FENCING) SHALL CONSIST OF MINIMUM 48 INCHES HIGH ORANGE CONSTRUCTION INSTALLED AND SECURED ON METAL T-POSTS AND BEING NO CLOSER THAN THE DRIP LINE, OR AS DIRECTED.								
27. "TEMPORARY" BMPs SHALL BE REMOVED AT THE END OF SITE DEVELOPMENT AND AT FINAL STABILIZATION.								
28. AT THE COMPLETION OF THE SITE IMPROVEMENTS, CLEAN BASIN(S), INSTALL PERMANENT STABILIZATION, AND INSTALL NOTED GRANULAR BACKFILL TRENCH IN BOTTOM OF SMF BASIN. SURROUND GRANULAR TRENCH AND OUTLET STRUCTURE WITH SILT FENCE DURING RESIDENTIAL HOME CONSTRUCTION. SMF CONTROL MEASURES IN BASIN SHALL REMAIN IN PLACE UNTIL FULL BUILDOUT OF RESIDENTIAL LOT BUILDINGS IN SUBDIVISION.								
29. AT THE COMPLETION OF THE SITE IMPROVEMENTS AND AT FINAL STABILIZATION, THE SWPPP MANAGER SHALL PROVIDE AS-BUILT PLANS AND A CERTIFICATION STATEMENT INDICATING THAT ALL BMP's AND SMF's WERE CONSTRUCTED TO AT LEAST THE DESIGNED.								
30. AT THE COMPLETION OF THE SITE IMPROVEMENTS AND AT FINAL STABILIZATION, THE SWPPP MANAGER SHALL PROVIDE AS-BUILT PLANS AND A CERTIFICATION STATEMENT INDICATING THAT THE DETENTION BASIN(S), OR ANY OTHER STORMWATER MANAGEMENT FACILITY, AT LEAST MEETS THE REQUIRED DESIGN VOLUME(S).								
30.1. THE SWPPP MANAGER SHALL CONTACT ABACI CONSULTING, INC. TO PERFORM SAID SURVEY PRIOR TO SEEDING/SODDING.								
30.2. IF THE DETENTION BASIN(S), OR ANY OTHER STORMWATER MANAGEMENT FACILITY, HAVE BEEN CONSTRUCTED INCORRECTLY, THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THE INITIAL AND ALL SUBSEQUENT WORK AND AS-BUILT SURVEY(S) UNTIL ALL ISSUES HAVE BEEN CORRECTED.								
31. AT THE COMPLETION OF THE SITE IMPROVEMENTS AND AT FINAL STABILIZATION, A NOTICE OF DISCONTINUATION MUST BE FILED BY THE SWPPP MANAGER AND THE OWNER. THE OWNER/DEVELOPER MUST RETAIN ALL DOCUMENTS ASSOCIATED WITH THE PERMIT AND SWPPP FOR THREE (3) YEARS.								
32. THE SWPPP MANAGER SHALL PROVIDE ALL DOCUMENTS INCLUDING THE ORIGINALS AND INSPECTION RECORDS TO THE OWNER/DEVELOPER UPON ISSUANCE OF THE NOTICE OF DISCONTINUATION.								
33. "FINAL STABILIZATION" SHALL MEAN: THE POINT IN CONSTRUCTION AT WHICH ALL SOIL DISTURBING ACTIVITIES IN AN AREA AND/OR OVER THE PROJECT SITE HAVE BEEN COMPLETED, AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF AT LEAST 70%, SUFFICIENT TO PRECLUDE EROSION, OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN EMPLOYED.								
34. THE CONTRACTOR(S) SHALL CARRY OUT ALL OF THE TERMS AND CONDITIONS OF NPDES GENERAL PERMIT NO. 2, AND THE SWPPP WHICH IS PART OF THESE CONTRACT DOCUMENTS.								
35. CITY STANDARD SPECIFICATIONS SHALL APPLY TO GRADING, EROSION CONTROL, AND ALL ASSOCIATED WORK FOR THE PROJECT. THE CONTRACTOR(S) SHALL ESPECIALLY OBSERVE THE REQUIREMENTS OF THE SPECIFICATIONS (ALONG WITH THE EROSION CONTROL PLAN PREPARED FOR THE PROJECT) IN CONDUCTING GRADING AND SURFACE RESTORATION WORK.								
36. DURING STRIPPING AND GRADING PROCEDURES MINIMIZE THE AREA DISTURBED TO AS NEEDED.								
37. REMOVE AN ADEQUATE AMOUNT OF TOPSOIL FROM THE UPPER 12 INCHES OF THE EXISTING ONSITE ORGANIC MATERIAL TO ALLOW FOR A FINISHED GRADE OF A MINIMUM TOPSOIL DEPTH OF SIX (6") INCHES (8" IN R.O.W.) THROUGHOUT.								
38. STRIP AND STOCKPILE ALL TOPSOIL FOR REUSE ON SITE. ALL AREAS NOT COVERED BY PAVEMENT AND/OR BUILDINGS SHALL BE GRASS. SEEDED/SODDED AREAS SHALL BE PREPARED AS SPECIFIED IN SUDAS, AND NO LESS THAN SIX								
(6") INCHES (8" IN R.O.W.) OF TOPSOIL SHALL BE IN PLACE BEFORE PERMANENT (FINAL STABILIZATION) SEEDING/SODDING OPERATIONS COMMENCE.								
38.1. IF LESS THAN SIX (6") INCHES OF TOPSOIL IS LOCATED ON SITE, THE CONTRACTOR SHALL RETAIN AND RESPREAD ALL AVAILABLE MATERIAL WITH AT SIX (6") INCHES OF TOPSOIL WITHIN PUBLIC ROW; AND THEN AT AN EQUAL DEPTH AS EACH LOT IS DEVELOPED. NO LESS THAN FOUR (4") INCHES OF TOPSOIL SHALL BE ALLOWED ON A LOT.								
38.2. WRITTEN VERIFICATION SHALL BE SUPPLIED AT LEAST TO THE CITY, THE OWNER/DEVELOPER, AND THE ENGINEER BY THE GRADING CONTRACTOR(S) DOCUMENTING THE LOCATIONS AND MINIMUM DEPTHS OF TOPSOIL RESPREAD PER THE NPDES GENERAL PERMIT.								
39. STOCKPILE SEPARATELY ALL STRIPPED TOPSOIL AND ALL EXCESS CUT IN THE AREA(S) SHOWN ON THIS PLAN, OR IN A SUITABLE LOCATION(S).								
40. CITY STANDARD SPECIFICATIONS SHALL GOVERN IF DISCREPANCIES OCCUR WITH THESE GRADING NOTES.								
41. ALL PAVEMENTS SHALL HAVE A MINIMUM OF 12 INCHES OF MOISTURE-CONTROLLED, SELECT, AND COMPACTED MATERIAL OF CL OR ML OF THE UNIFIED SOIL CLASSIFICATION SYSTEM DIRECTLY BELOW THE BOTTOM OF SLAB, AND IN AT LEAST TWO (2) SIX (6") INCH LIFTS COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY; OR OTHER ACCEPTED MATERIAL BY THE ENGINEER. PROOF ROLL PRIOR TO PLACEMENT.								
42. FILL SHALL BE PLACED IN UNIFORM LIFTS HAVING A MAXIMUM LOOSE THICKNESS OF NINE (9") INCHES. COMPACTION BELOW SLABS AND PAVING AND WALKS SHALL BE AT LEAST 95 PERCENT OF STANDARD PROCTOR (ASTM D-698) MAXIMUM DRY DENSITY. COMPACT TO AT LEAST 90 PERCENT AT ALL OTHER LOCATIONS. MAINTAIN MOISTURE CONTENT RANGE OF CONTROLLED FILL DURING ALL PLACEMENT AND COMPACTION.								
43. MAINTAIN MOISTURE CONTENT OF PLACEMENT SUBGRADE SOILS CONSISTING OF CLAYS/SILTS BETWEEN ZERO (0) AND FOUR (4) PERCENTAGE POINTS ABOVE OPTIMUM UNTIL THE ROADWAY/BUILDING PLACEMENT IS PLACED AND/OR PLACEMENT OF TOPSOIL.								
44. THE ENTIRE SITE SHALL BE FINE GRADED WITH ELEVATION TOLERANCE OF ONE-TENTH (0.10) FOOT; OR FIVE-HUNDREDTHS (0.05) FEET UNDER PAVED AREAS.								
45. NO PAYMENT FOR SOIL IMPORT AND/OR EXPORT SHALL BE ALLOWED.								
46. CURB BACKFILL SHALL BE COMPACTED AND SLOPED TO PROVIDE ADEQUATE AND POSITIVE DRAINAGE TO AT LEAST PREVENT STORMWATER RUNOFF FROM PONDING AND INFILTRATING BENEATH THE PAVEMENT.								
47. PROVIDE AND/OR MAINTAIN POSITIVE DRAINAGE FOR ALL LOCATIONS. DRAIN ANY ONSITE AREAS WITH PONDING WATER TO THE SEDIMENTATION BASIN.								
48. INSTALL AND MAINTAIN TREE/BUSH PROTECTION (FENCING) AS SHOWN ON THE "GRADING PLAN" SHEET(S) OR ALONG A PROPERTY LINE TO PREVENT CROSSING INTO ADJACENT PROPERTIES. ANY TEMPORARY EASEMENTS WILL NEED TO BE OBTAINED BY THE CONTRACTOR AND/OR OWNER/DEVELOPER IF ANY OFF-SITE WORK IS REQUIRED.								
49. "TOPSOIL" SHALL MEAN: FERTILE, FRIABLE LOAM, AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH; FROM A WELL-DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES, AND OTHER FOREIGN MATTER GREATER THAN THREE-QUARTERS (3/4") INCH DIAMETER; ACIDITY RANGE (pH) OF 5.5 TO 7.5; AND CONTAINING A MINIMUM OF FOUR (4) PERCENT AND A MAXIMUM OF 20 PERCENT OF ORGANIC MATTER. THE CONTRACTOR(S) SHALL MODIFY AND ADJUST AS NECESSARY, WHICH SHALL BE INCIDENTAL.								
50. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.								
51. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING. ANY EXISTING ESTABLISHED LAWNS SHALL BE REPLACED WITH SOD. ALL DISTURBED AREAS SHALL BE WATERED UNTIL ESTABLISHED AND SHALL BE INCIDENTAL TO CONSTRUCTION. SOD MAINTENANCE PERIOD SHALL BE WHEN SOD IS DEEMED ESTABLISHED BY THE CITY, BUT SHALL NOT EXTEND BEYOND ONE (1) YEAR.								
SUMMIT CREEK CHURCH GRIMES, POLK COUNTY, IOWA				EROSION CONTROL NOTES				
SHEET:				C6				
OF 20								



NOTE:
CONTRACTOR SHALL CONFIRM EXACT
DOWNSPOUT LOCATIONS PRIOR TO
INSTALLING 6" DOWNSPOUT CONNECTIONS

UTILITY SUMMARY TABLE

STORM STRUCTURES	
ST 1	18" FES
INV = 976.5	
ST 2	18" FES
INV = 975.75	
ST 3	12" FES
INV = 976.0	
ST 4	MODIFIED SW-513 INTAKE
TOP = 978.5	
6" DIAM OPG = 977.0	
12" OUT = 976.5	
ST 5	15" FES
INV = 977.0	

STORM STRUCTURES	
ST 6	SW-511 INTAKE
FORM GRADE = 981.45	
12" IN = 978.35 (STP 6-7)	
12" IN = 978.6 (STP 6-8)	
15" OUT = 978.0 (STP 6-7)	
ST 7	SW-511 INTAKE
FORM GRADE = 981.9	
12" IN = 979.05 (STP 11-12)	
12" OUT = 979.0 (STP 6-7)	
ST 8	TYPE 'B' SUBRAIN CLEANOUT
FORM GRADE = 982.15	
12" OUT = 979.2 (STP 6-8)	
ST 9	24" FES
INV = 977.0	
ST 10	SW-511 INTAKE
FORM GRADE = 981.5	
12" IN = 978.0 (STP 10-13)	
18" IN = 977.3 (STP 10-11)	
24" OUT = 977.25 (STP 9-10)	

STORM STRUCTURES	
ST 11	SW-511 STORM INTAKE
FORM GRADE = 981.45	
12" IN = 978.35 (STP 11-12)	
18" OUT = 978.3 (STP 10-11)	
ST 12	SW-511 INTAKE
FORM GRADE = 982.25	
12" IN = 979.05 (STP 12-23)	
15" OUT = 979.0 (STP 11-12)	
ST 13	TYPE 'B' SUBRAIN CLEANOUT
RIM = 982.90	
12" OUT = 980.3 (STP 12-23)	
ST 14	SW-511 INTAKE
FORM GRADE = 982.25	
12" OUT = 978.75 (STP 10-13)	
ST 15	8" GALV FES
INV = 972.0	

STORM STRUCTURES	
ST 16	8" GALV FES
INV = 974.0	
ST 17	SW-511 INTAKE
FORM GRADE = 978.75	
12" IN = 975.1 (STP 17-18)	
12" IN = 975.4 (STP 17-20)	
18" OUT = 974.95 (STP 16-17)	
ST 18	SW-511 INTAKE
FORM GRADE = 979.95	
12" IN = 977.0 (STP 18-19)	
12" OUT = 976.95 (STP 17-18)	
ST 19	SW-511 INTAKE
FORM GRADE = 981.2	
12" OUT = 978.25 (STP 18-19)	

STORM STRUCTURES	
ST 20	SW-511 INTAKE
FORM GRADE = 979.25	
12" OUT = 976.0 (STP 17-20)	
ST 21	36" FES
INV = 976.8	
ST 22	36" FES
INV = 977.1	
ST 23	TYPE SW-203 SAN. CLEANOUT
RIM ELEV = 982.6	
INV ELEV = 972.0	
ST 24	TYPE SW-203 SAN. CLEANOUT
RIM ELEV = 981.3	
INV ELEV = 976.35	

STORM STRUCTURES	
ST 25	TYPE SW-203 SAN. CLEANOUT
RIM ELEV = 981.3	
INV ELEV = 976.35	
ST 26	TYPE SW-203 SAN. CLEANOUT
RIM ELEV = 981.3	
INV ELEV = 976.35	
ST 27	TYPE SW-203 SAN. CLEANOUT
RIM ELEV = 981.3	
INV ELEV = 976.35	
ST 28	TYPE SW-203 SAN. CLEANOUT
RIM ELEV = 981.3	
INV ELEV = 976.35	
ST 29	TYPE SW-203 SAN. CLEANOUT
RIM ELEV = 981.3	
INV ELEV = 976.35	

STORM PIPES	
STP 1-2	99.6 LF - 18" RCP @ 0.42%
STP 3-4	39.5 LF - 12" RCP @ 1.27%
STP 5-6	72.7 LF - 15" DUAL-WALL HDPE @ 1.38%
STP 6-7	60.0 LF - 12" DUAL-WALL HDPE @ 0.83%
STP 6-8	66.5 LF - 12" DUAL-WALL HDPE @ 0.92%
STP 9-10	52.5 LF - 24" DUAL-WALL HDPE @ 0.48%
STP 10-11	148.1 LF - 18" DUAL-WALL HDPE @ 0.78%
STP 11-12	60.1 LF - 15" DUAL-WALL HDPE @ 1.08%

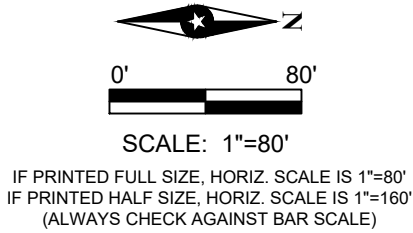
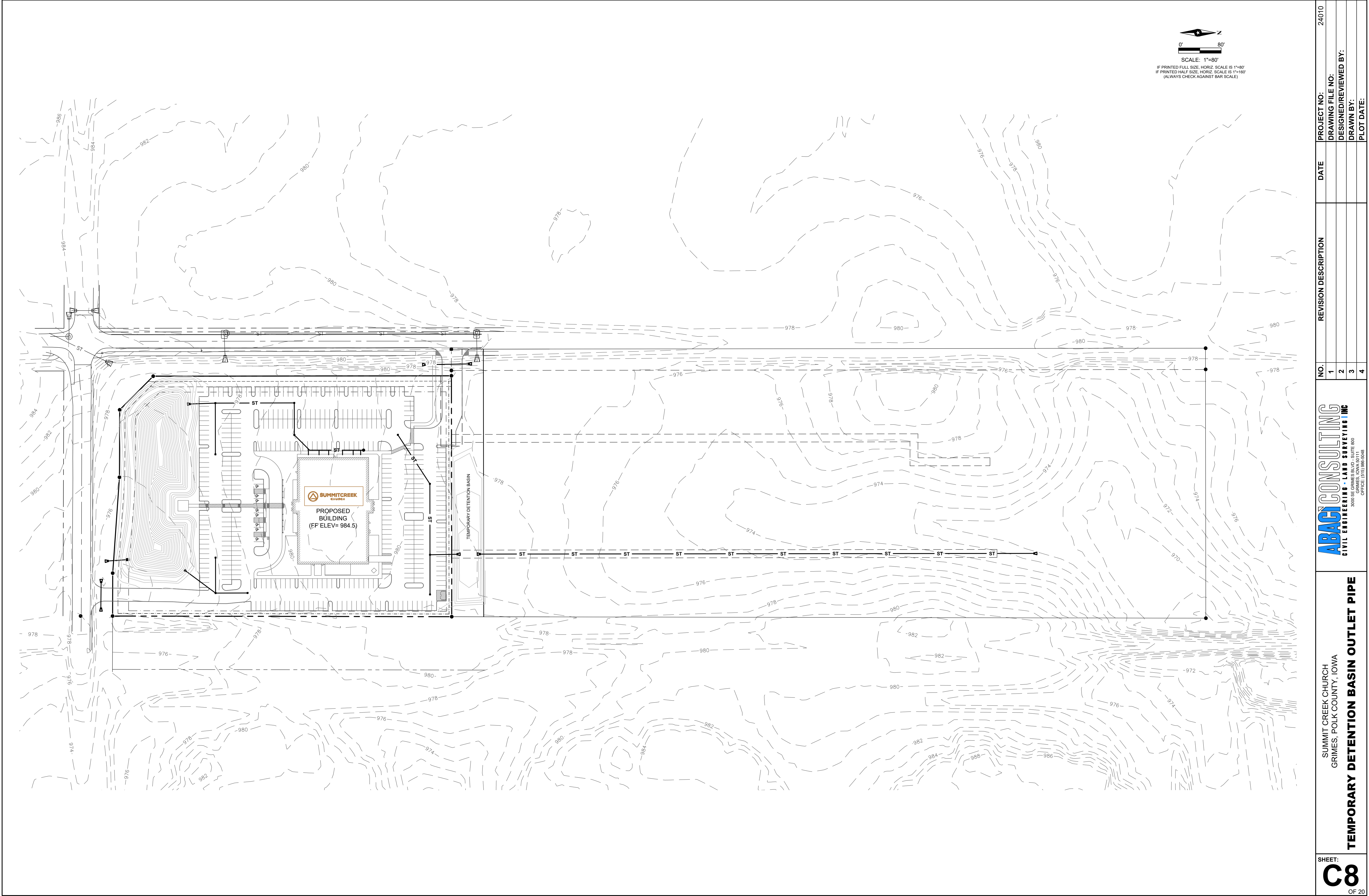
STORM PIPES	
STP 12-23	141.6 LF - 12" PVC @ 0.88%
STP 10-13	96.2 LF - 12" DUAL-WALL HDPE @ 0.78%
STP 14-15	1,050 LF - 8" PVC @ 0.19%
STP 16-17	56.7 LF - 18" DUAL-WALL HDPE @ 0.97%
STP 17-18	133.1 LF - 12" DUAL-WALL HDPE @ 1.38%
STP 18-19	109.8 LF - 12" DUAL-WALL HDPE @ 1.14%
STP 17-20	74.5 LF - 12" DUAL-WALL HDPE @ 0.75%
STP 21-22	92.0 LF - 36" RCP @ 0.33%

CRITICAL CROSSINGS	
CC 1	BOT STP 1-2 = 975.3
TOP SP EX-1 = 971.4	
CC 2	BOT STP 5-6 = 977.4
TOP 8" WATER MAIN = 975.9	
CC 3	BOT STP 6-8 = 978.7
TOP 8" WATER MAIN = 976.2	

SANITARY SEWER		
TYPE SW-203 SAN. CLEANOUT	4	EA
6" SDR 23.5 PVC SAN. SEWER PIPE	849	LF
WATER		
FIRE HYDRANT W/ AUXILIARY VALVE	3	EA
3" VALVE	1	EA
6" VALVE	1	EA
12" X 8" TAPPING SLEEVE W/ 8" VALVE	1	EA
8" X 6" TEE	2	EA
6" X 3" TEE	1	EA
8" - 6" REDUCER	1	EA
3" PVC WATER PIPE	7	LF
6" D.I.P. HYDRANT LEAD	12	LF
6" C900 PVC WATER PIPE	309	LF
8" C900 PVC WATER PIPE	658	LF

STORM SEWER		
8" GALV FES	2	EA
15" FES	1	EA
18" FES	3	EA
24" FES	1	EA
36" FES	2	EA
TYPE SW-511 STORM INTAKE	11	EA
MODIFIED TYP SW-513 STORM INTAKE	1	EA
TYPE 'B' SUBRAIN CLEANOUT	1	EA
12" HDPE DUAL-WALL STORM PIPE	540	LF
15" HDPE DUAL-WALL STORM PIPE	133	LF
18" HDPE DUAL-WALL STORM PIPE	205	LF
24" HDPE DUAL-WALL STORM PIPE	53	LF
12" RCP STORM PIPE	40	LF
18" RCP STORM PIPE	60	LF
36" RCP STORM PIPE	92	LF
8" PVC STORM PIPE	1050	LF
12" PVC STORM PIPE	129	LF

UTILITY QUANTITIES



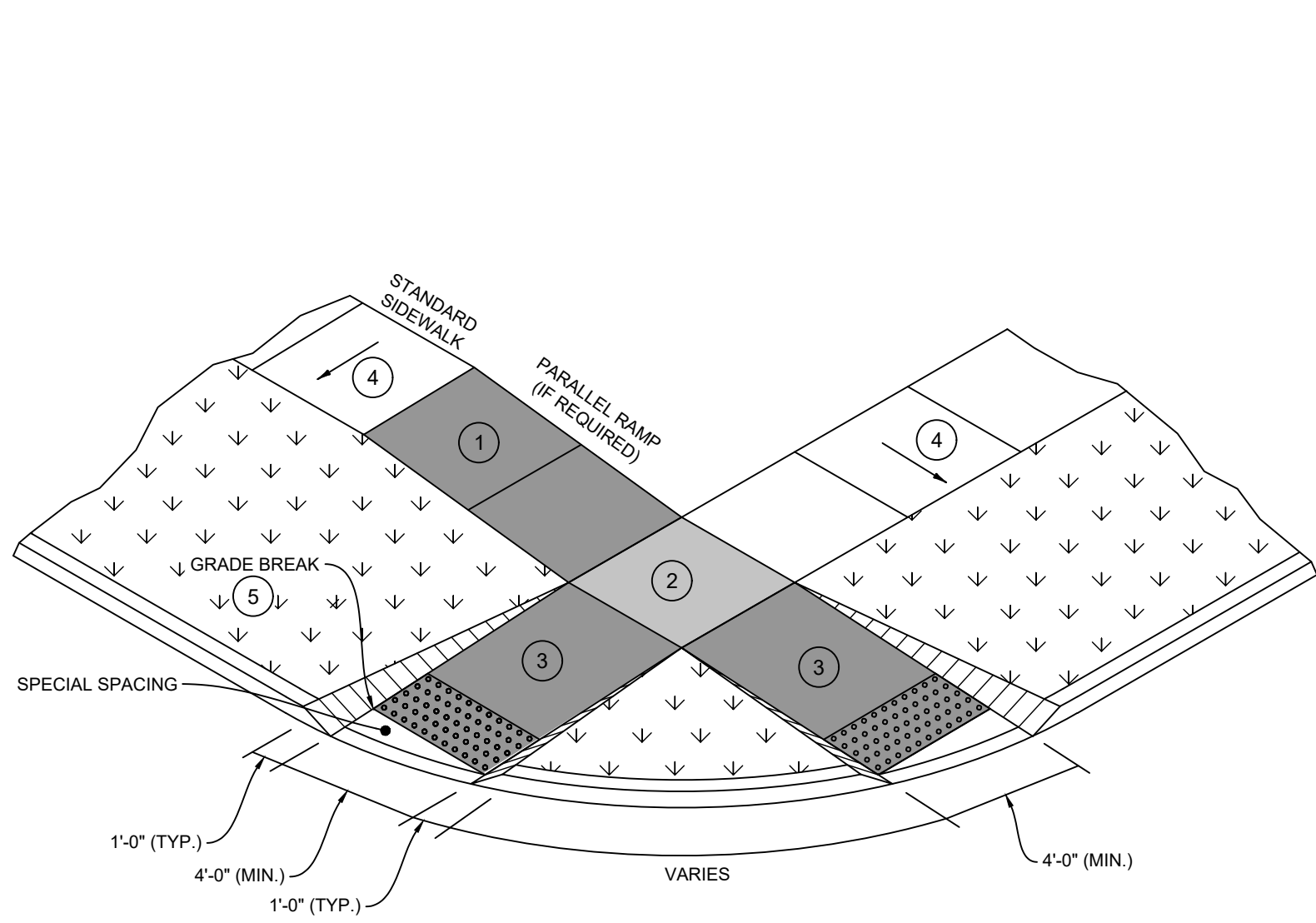
NO.	REVISION DESCRIPTION	DATE	PROJECT NO.
1			24010
2			DRAWING FILE NO.
3			DESIGNED/REVIEWED BY:
4			DRAWN BY:
			PLOT DATE:

ABAC CONSULTING
CIVIL ENGINEERING • LAND SURVEYING INC.

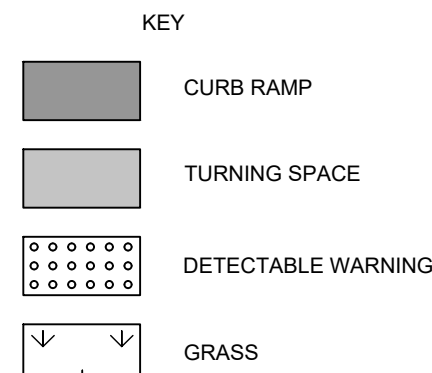
SUMMIT CREEK CHURCH
GRIMES, POLK COUNTY, IOWA

TEMPORARY DETENTION BASIN OUTLET PIPE

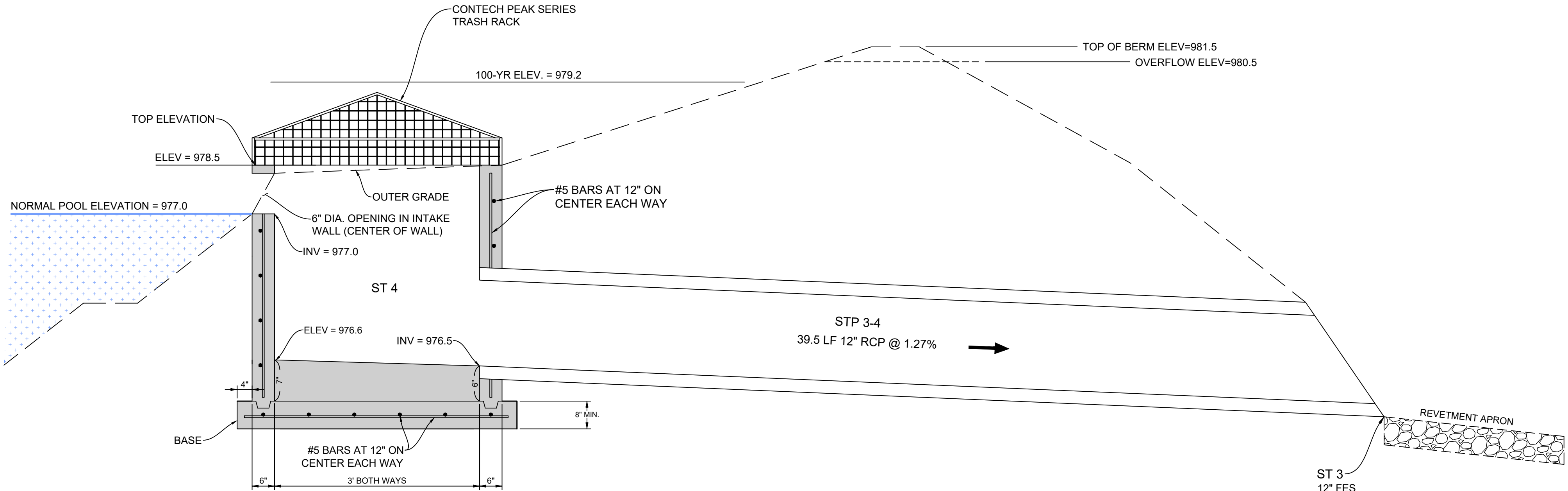
SHEET:
C8
OF 20



- 1 PARALLEL CURB RAMP: IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET AND LANDING DUE TO LIMITED RAMP LENGTH, PROVIDE A PARALLEL RAMP TO MAKE UP THE ELEVATION DIFFERENCE BETWEEN THE LANDING AND THE STANDARD SIDEWALK.
- THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMP SHORTER THAN 15 FEET.
- 2 TURNING SPACE: TARGET SLOPE OF 1.5% WITH MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. MINIMUM 4 FEET BY 4 FEET.
- 3 PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 8.25% WITH MAXIMUM RUNNING SLOPE OF 8.3%.
- 4 TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%.
- 5 MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE OR FLATTER.



CURB RAMP FOR CLASS B OR C SIDEWALK
N.T.S.



NOTES:

PIPE LENGTHS SHOWN ARE FROM FACE OF OUTLET STRUCTURE WALL TO CENTERLINE OF MANHOLE OR END OF FES.

CAST IN PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.

INSTALL FOUR #5 DIAGONAL BARS AT ALL PIPE OPENINGS.

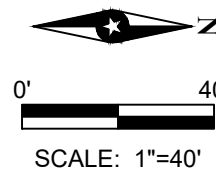
MODIFIED SW-513
INTAKE (3.0' x 3.0')
DETENTION POND OUTLET
N.T.S.

NO.	REVISION DESCRIPTION	DATE	PROJECT NO:
1			24010
2			
3			
4			

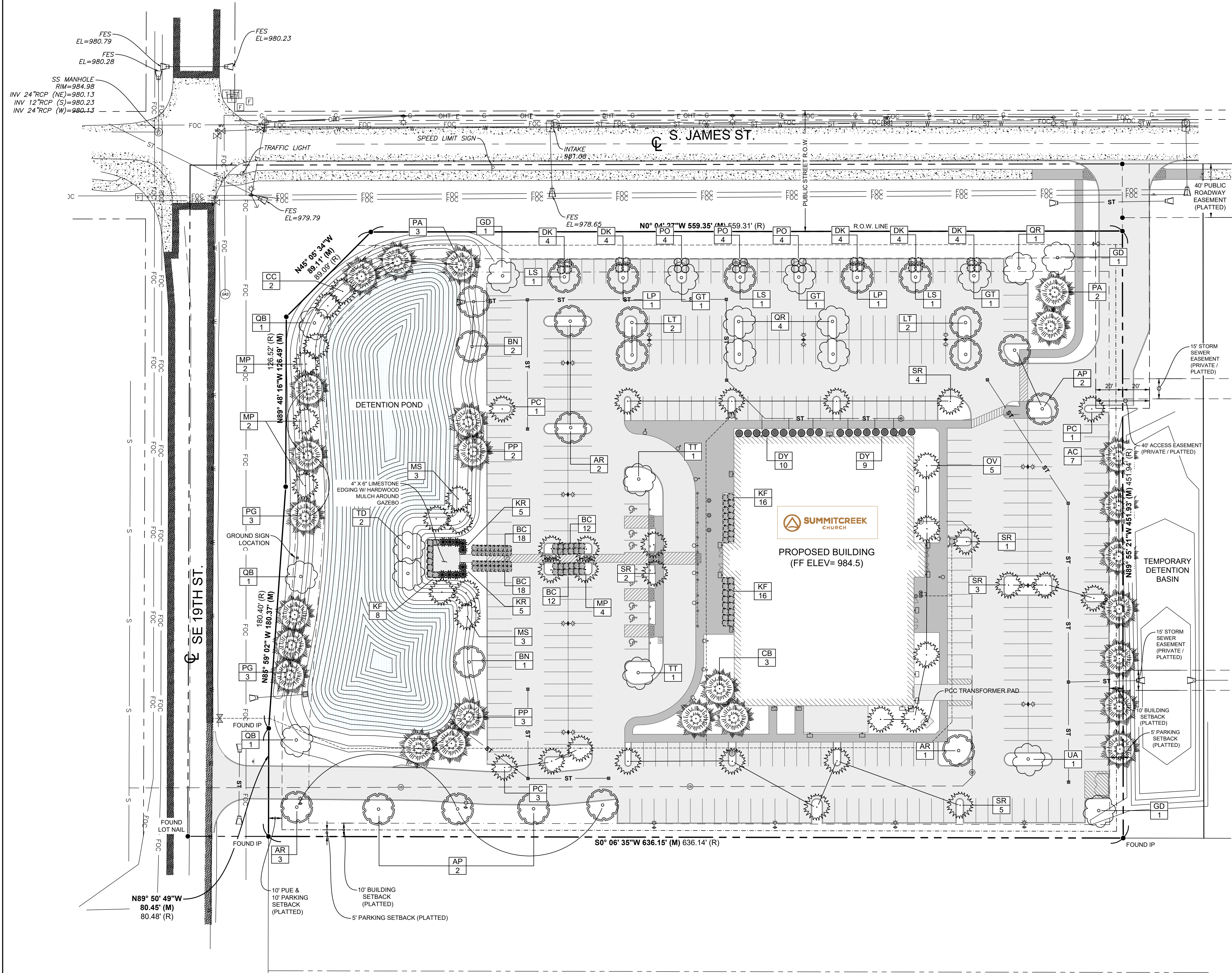
ABACON CONSULTING
CIVIL ENGINEERING • LAND SURVEYING INC.
3000 SE GRIMES BLVD., SUITE 600
OFFICE: (515) 986-5448

SUMMIT CREEK CHURCH
GRIMES, POLK COUNTY, IOWA
MISCELLANEOUS DETAILS

SHEET:
C9
OF 20



IF PRINTED FULL SIZE, HORIZ. SCALE IS 1"=40'
IF PRINTED HALF SIZE, HORIZ. SCALE IS 1"=80'
(ALWAYS CHECK AGAINST BAR SCALE)



PLANTING KEY	
REQUIRED:	
1 TREE PER 1,000 SQ. FT. of REQUIRED OPEN SPACE (TOTAL)	
SITE AREA: 6.45 ACRES	
281,049 SF	
REQ. OPEN SPACE: 20%	
56,207	
TOTAL TREES REQUIRED: 56,207 SF / 1,000 SF = 57 TREES REQUIRED	
1 OVERSTORY TREE IS REQUIRED FOR EVERY 50 FT OF LOT FRONTAGE	

LANDSCAPING SCHEDULE				
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
OVERSTORY TREES				
AP	4	ACER PLANTANOIDES	NORWAY MAPLE	2" B&B
AR	6	ACER RUBRUM 'FRANKS RED'	RED SUNSET MAPLE	2" B&B
BN	3	BETULA NIGRA	RIVER BIRCH	8' HT. CLUMP
GD	3	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	2" B&B
GT	3	GLEDITSIA TRACATHOS 'INERMIS'	HONEY LOCUST	2" B&B
LP	2	PLATANUS X ACERIFOLIA	LONDON PLANETREE	2" B&B
LS	3	LIQUIDIMBAR STYRACAFLOA	SWEET GUM	2" B&B
LT	4	LIRIODENDRON TULIPIFERA	TULIP TREE	2" B&B
QB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	2" B&B
QR	5	QUERCUS RUBRA	NORTHERN RED OAK	2" B&B
TD	2	TAXODIUM DISTICHUM	BALD CYPRESS	2" B&B
TT	2	TILIA TOMENTOSA	SILVER LINDEN	2" B&B
UA	1	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	2" B&B
UNDERSTORY TREES				
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	6-8' B&B CLUMP
MP	8	MALUS X PRAIRIFIRE	PRAIRIFIRE CRABAPPLE	1.5" B&B
MS	6	MALUS 'SUTYZAM'	SUGAR TYME CRABAPPLE	1.5" B&B
OV	5	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1.5" B&B
PC	5	PYRUS CALLERYANA 'CHANTICLEAR'	CHANTICLEAR PEAR	1.5" B&B
SR	15	SYRINGA RETICULATE 'IVORY SILK'	IVORY SILK JAPANESE LILAC	1.5" B&B
EVERGREEN TREES				
CB	3	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR BLUE SPRUCE	6' B&B
PA	5	PICEA ABIES	NORWAY SPRUCE	6' B&B
PG	6	PICEA GLAUCA	BLACK HILLS SPRUCE	6' B&B
PP	5	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' B&B
AC	7	ABIES CONCOLOR	CONCOLOR FIR	6' B&B
SHRUBS				
DK	20	SYRINGA MEYERI	DWARF KOREAN LILAC	#3 CONT.
DY	19	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	#3 CONT.
KR	10	ROSA RADRAZZ 'KNOCKOUT'	KNOCKOUT ROSE	#3 CONT.
PO	12	PHYSOCARPUS OPULLIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	#3 CONT.
GRASSES				
BC	60	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	#1 CONT.
KF	40	CALAMOGROSTIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS	#1 CONT.

NOTE

ALL NON-HARD SURFACE AREAS WILL BE SEEDED OR SODDED, UNLESS INSIDE A LANDSCAPING BED. A SUDAS MIXTURE IS TO BE USED.

DATE

November 27, 2024

PROJECT NAME

Summit Creek Church Site Plan

APPLICANT

Summit Creek Church

REQUESTED ACTION

Approval of site plan to construct a 27,216 sf building for religious purposes, gazebo structure, and a dumpster enclosure on the 6.45 acre property.

LOCATION

1800 S. James Street on the NE corner of SE 19th Street and S James Street.

ZONING

R-4 PUD; Transportation
Corridor Mixed Use Overlay

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Neighborhood Plans

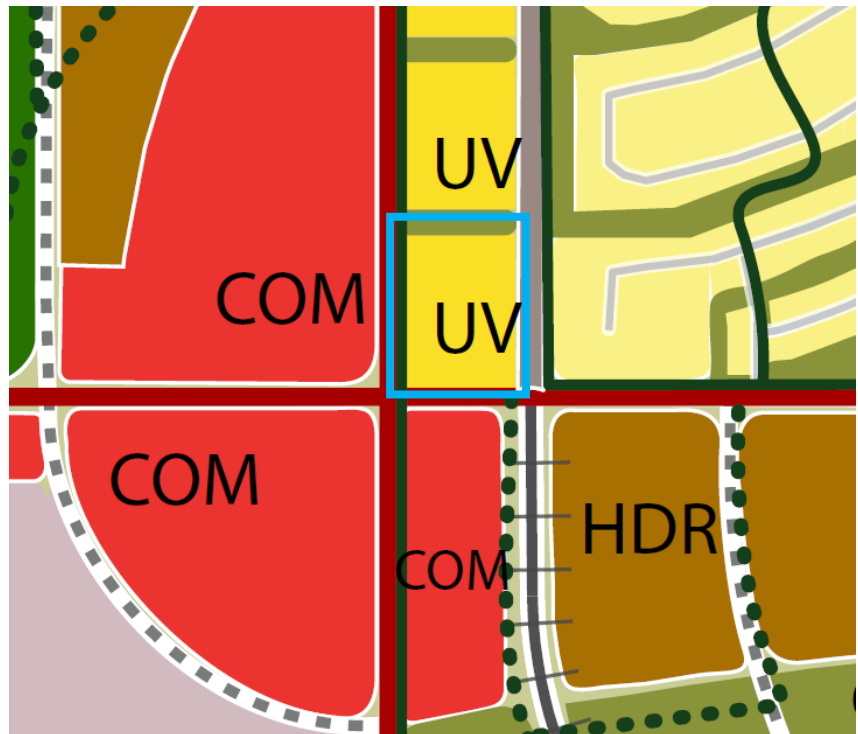
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use	R-4; Transportation Corridor Mixed Use Overlay
North	Vacant	Medium Density Residential	R-4; Transportation Corridor Mixed Use Overlay
South	Agriculture	General Commercial (COM)	A-1; Transportation Corridor Mixed Use Overlay
East	Existing Railroad Corridor and Single Family Residential	Railroad ROW and Low Density Residential (LDR)	Railroad Corridor; R-4—Meadowlark PUD
West	Agriculture	General Commercial (COM)	A-1; Transportation Corridor Mixed Use Overlay

PARKS

No parkland dedication is required as the site is a commercial use.

Per the South James development agreement, composed during the rezoning process of this area, designated the subject site as mixed use. The site use as a religious institution does comply with the standards set within the agreement.



Future Land Use Map

Relation to Studies & Legal

Legal

This site is subject to the South James Development Agreement.

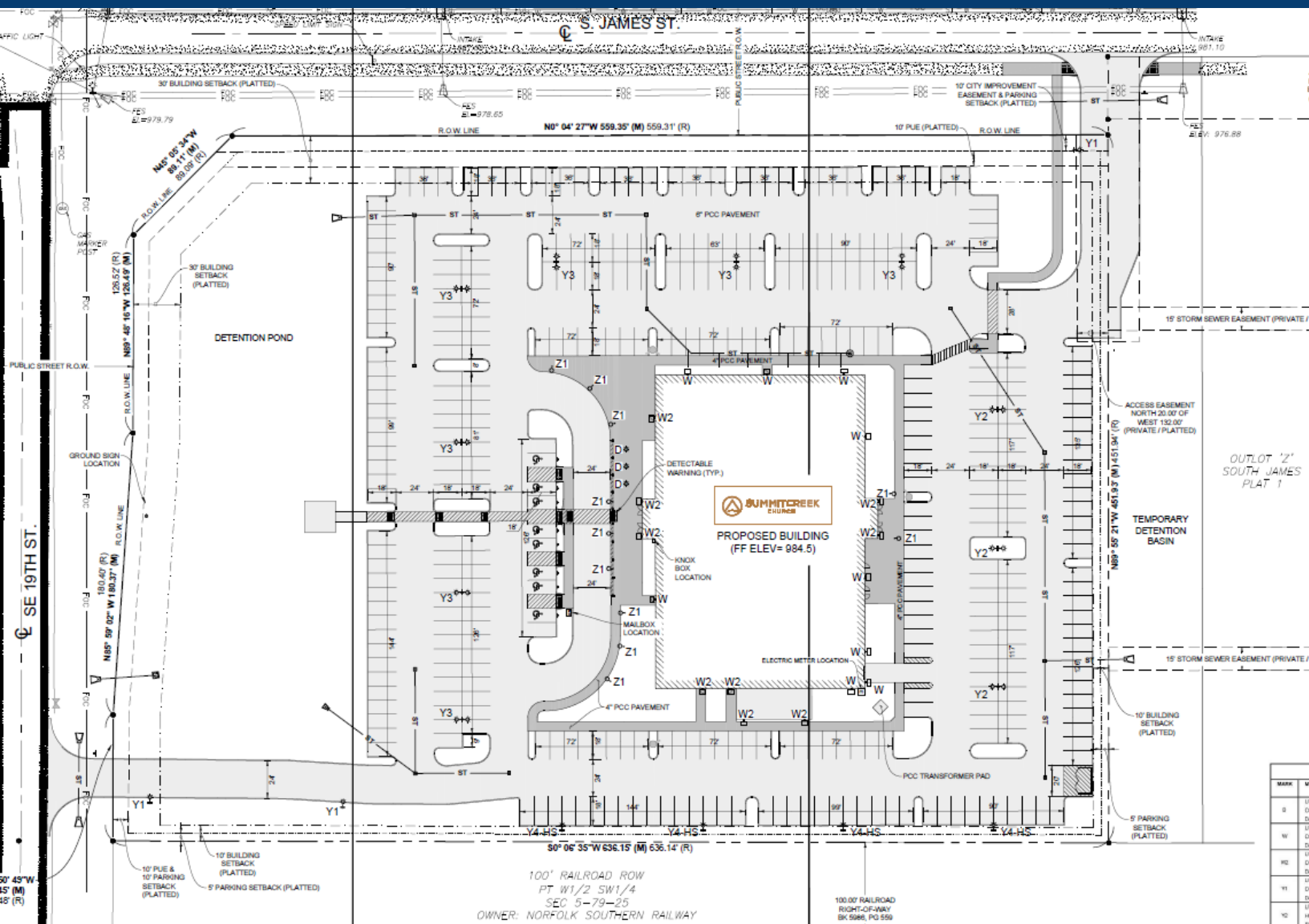
This site is within the 19th Street Sewer Connection Fee District and subject to the fees associated with the district.

Relation to Studies and City Projects

The applicant will pay for 8' of the SE 19th Street trail construction that is proposed within the City's SE 19th Street & South James Street reconstruction project as stated within the development agreement.

The applicant is not responsible for the reconstruction of sidewalk along S James that is proposed within the City's SE 19th Street & South James Street reconstruction project.

Site Layout



ACCESS

Site will have full access from S. James St and Right in/Right out from SE 19th St.

Construction of Summit Creek will overlap with the roadway reconstruction of SE 19th St and S James St.

LIGHTING

26 drive and parking lot lights are proposed in addition to wall pack lighting on the primary building. There is no light spillage onto neighboring properties.

Parking Calculation Table

Required	Proposed
1 per 3 auditorium seats (203 stalls)	387 parking stalls
ADA stalls: 8 with 2 stalls being van-accessible	1 loading stall 8 ADA and van-accessible

BUILDING SETBACKS:

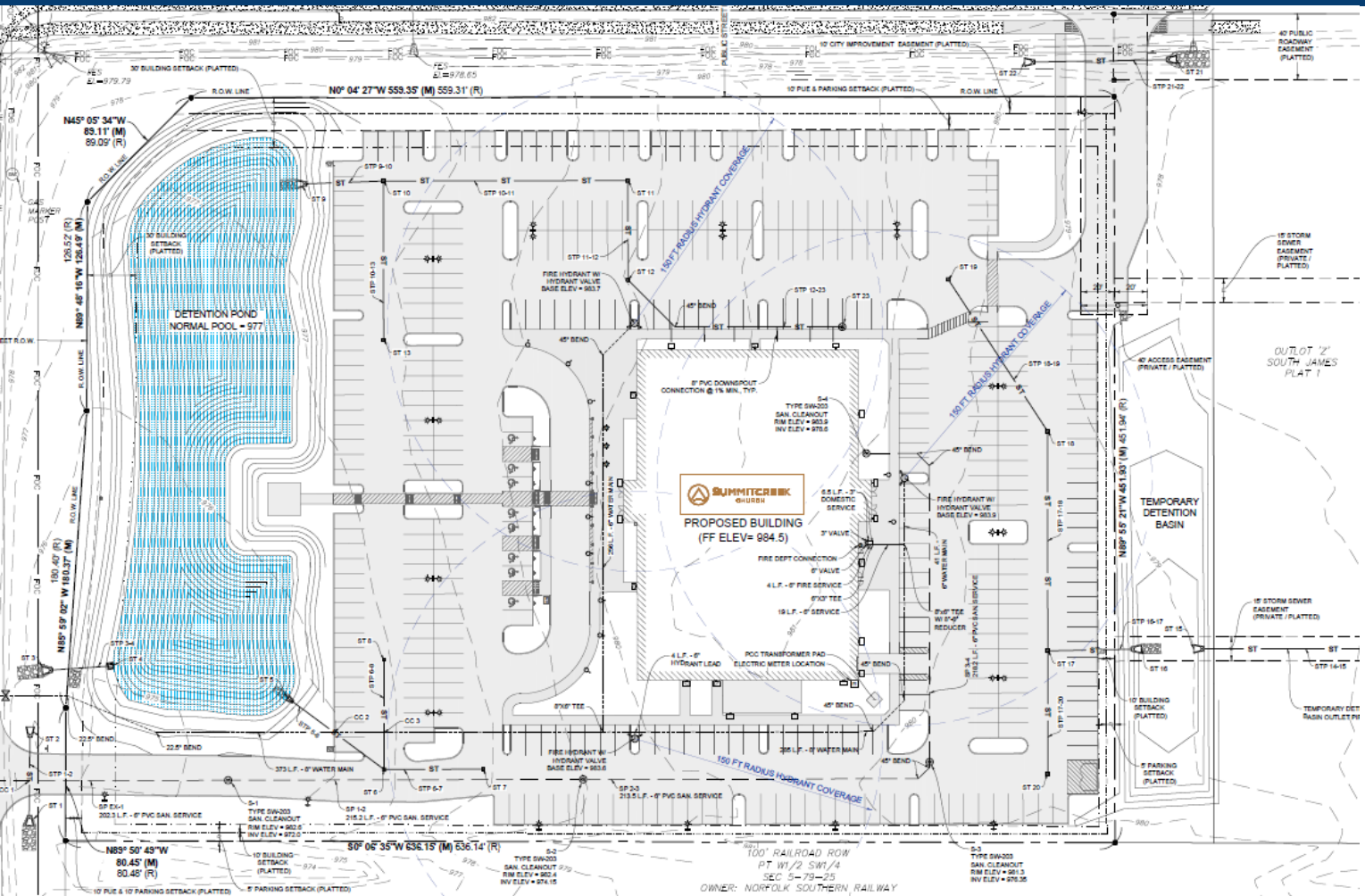
Street frontage setback: 30 Ft.
East and North setbacks: 10 Ft.

Street frontage parking setback: 10 Ft.
All other parking setbacks: 5 Ft.

Max building height: 45 Ft

Utilities & Landscaping

Utilities Map



SANITARY

Sanitary line will extend on the North side of the primary building and continue South on site and connect to the existing service stub on the South side of SE 19th Street.

WATER

Water service will extend from the North side of the primary building and continue South on site to connect with the existing service on the North side of SE 19th Street.

STORM WATER

The storm lines on site will flow stormwater into the detention basin on site that has a normal pool of 977. If there is overflow, the stormwater will flow out of the detention basin and flow overland East to existing City stormwater infrastructure. Once the City reconstruction project is completed for SE 19th and S James St, there will be stormwater infrastructure in which the site will flow through the future infrastructure.

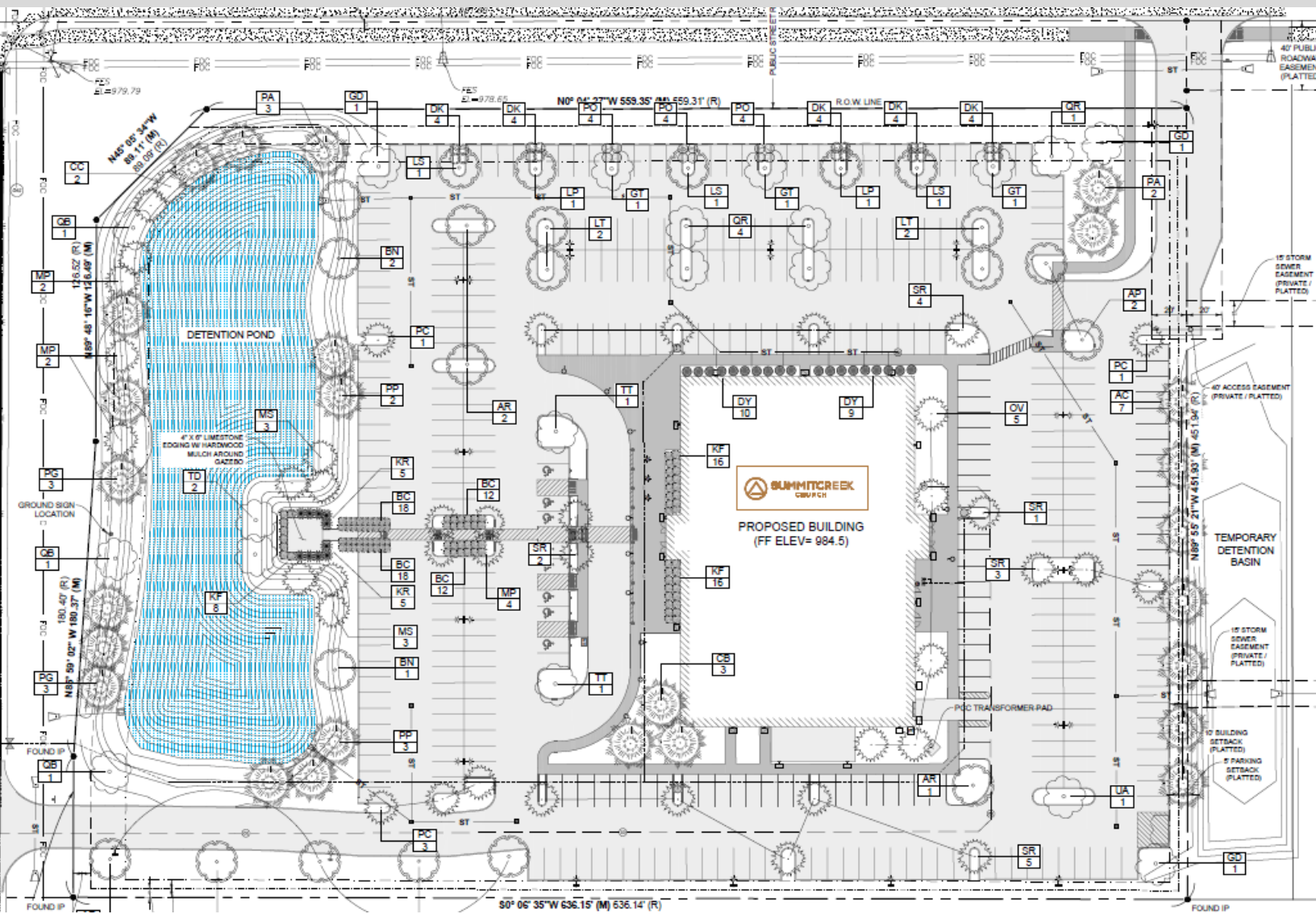
There is a temporary detention basin on the North side of the property with a storm structure to adequately provide detention on site prior to the neighboring North development installing infrastructure. The water from this temporary detention area will discharge into the existing storm area on the South side of SE 11th Street. The owner of this site is in contact with the property owners to the North and the Northern property owners are consenting to the storm structures proposed on their property.

Landscaping Plan

LANDSCAPING

Landscaping meets the 1 overstory tree is required for every 50 feet of the lot frontage and the open space planting requirements.

The plantings located within the site, around the detention pond, and sidewalk to the detention area increase the aesthetics of the site and provides a natural element to compliment the geography and primary building on site.



Architecture

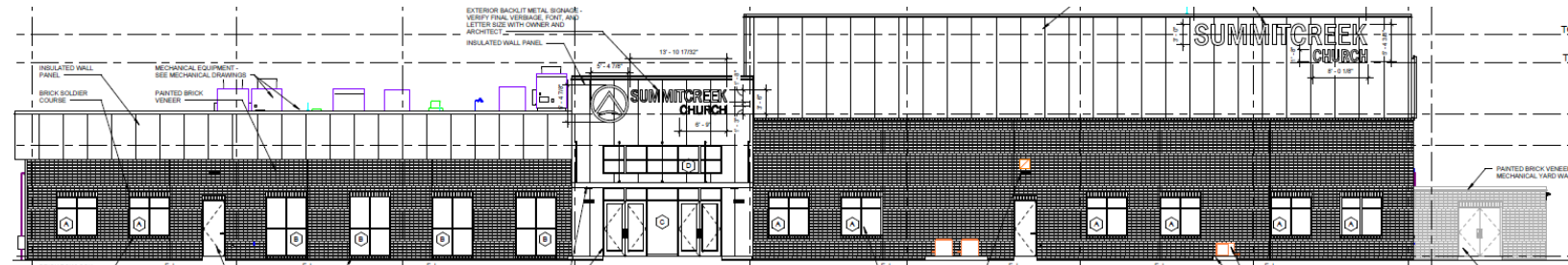
BUILDING & ELEVATIONS

The building will consist of brick and wall paneling materials along with many windows. Wall pack lighting will be added above the door entrances. There is a mechanical screening area on the East side of the building that is brick material that will enhance the site and compliment the masonry of the primary building. The masonry requirement of 60% masonry for all facades has been satisfied.

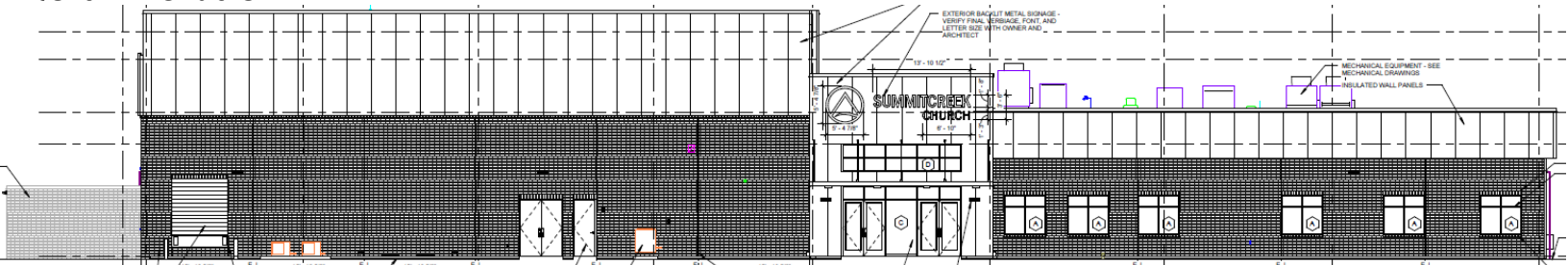
DUMPSTER ENCLOSURE

The dumpster enclosure will have brick veneer to match the primary building with opaque metal gates.

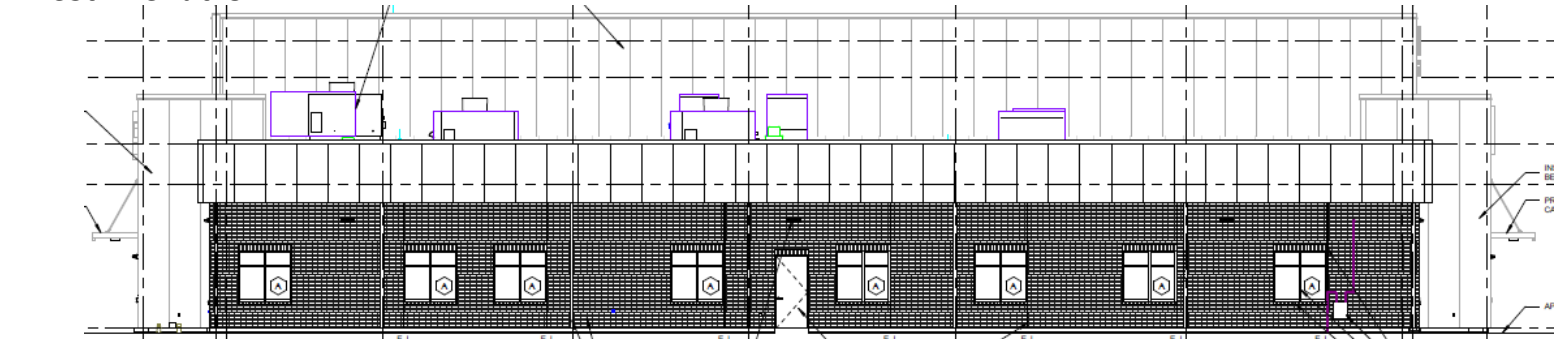
South Elevation



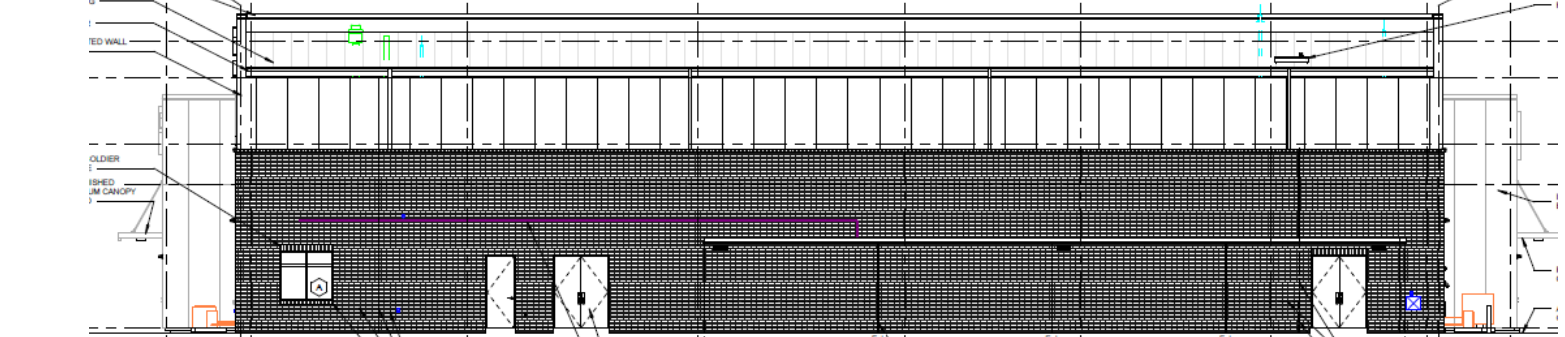
North Elevation



West Elevation



East Elevation



Conclusion

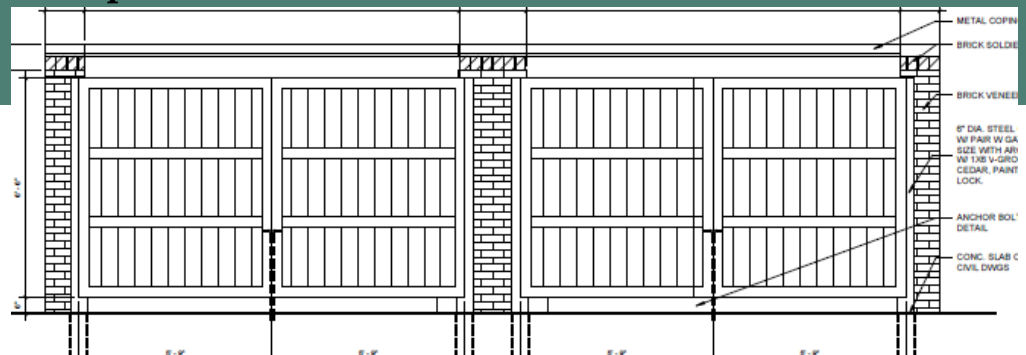
STAFF RECOMMENDATION

Staff would recommend approval of the Summit Creek Church Site Plan subject to any remaining staff comments.

Conclusion

- Construction of a ~27,000 sf building, dumpster enclosure, and a gazebo structure are proposed on the 6.45 acre property.
- The structures will be composed of brick and wall paneling materials and will match consistently with each other in materials, colors, and aesthetics to provide consistency and meet the masonry requirements.
- Adequate landscaping throughout the site and around the detention basin satisfy the planting requirements and improve the natural elements of the site's aesthetics.
- Site is subject to the South James development agreement and the fees associated with the 19th Street Sewer Connection fee district.

Dumpster Enclosure Front Elevation



Building Elevation Conceptual Renders





Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

November 27, 2024

Abaci Consulting

Attn: Dan DeCamp

3000 SE Grimes Blvd Ste 800

Grimes, Iowa 50111

RE: Summit Creek Church Site Plan

Dear Mr. DeCamp:

The Development Services Department is in receipt of a proposed Site Plan for the Summit Creek Church. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Label storm easements to the North as private.~~
 - ~~a. What is the purpose of the NW easement?~~
1. What size meter are they planning on installing? They have a 3" service line but I do not believe they will have anything larger than a 2" meter. Please get in contact with Dave Guthrie with City of Grimes Public Works for a sizing analysis.
2. Where does the stormwater drain to once it gets to SE 19th St? Staff is looking into this and the City infrastructure connections.
3. ~~Note that the necessary sidewalks/trails are the owner's responsibility. The owner has the option to pay the City to install them with the James Street improvements. The city requests that the owner bears the cost of the future 10' trail along SE 19th Street. The City will install the trail with the S James and 19th reconstruction project.~~ Based on the 11/21/24 meeting, Summit Creek will pay for 8' of the trail along SE 19th St as stated within the covenants.
4. Note that the removal of the existing trail and the construction of the future 5' sidewalk along S James will be the responsibility of the City within the reconstruction project.
5. Design engineer to provide as-built record drawings per City of Grimes As-built Policy.

- ~~6. Please show proposed mailbox location.~~
- ~~7. Note that detailed specs for the pedestrian structure near the basin will need to be provided for the building permit application.~~
8. Note that all exit doors will require frost protected landing adjacent from the doors.
- ~~9. Please provide the location of the FDC and the Knox box on the plan.~~
- ~~10. Please provide the necessary labels and drawing of the railroad property between the site and the Meadowlark South Homeowner's association property.~~
- ~~11. Please verify that the site area and open space square footage are consistently represented throughout the entire plan. Numbers on L1 specifically differ from T1 and C1.~~
- ~~12. Provide photometric lighting plan.~~
13. Note that all plan review fees shall be received prior to City Council review.
14. Note that a preconstruction packet is required prior to construction. Staff will send after final site plan documents are received.
15. Note that CAD files will be required with the final plans.
16. Sanitary sewer connection fee is required with the site plan. The connection fee is \$2,394 per acre. Please provide fee payment prior to site plan approval.
- ~~17. Please show the fire hydrants on all sheets of the plan.~~
- ~~18. Please show the transformer/pec transformer pad on all sheets of the plan.~~
19. Please coordinate with Foth on the sidewalks/sidewalk connections to ensure future connections will be able to be made. **Staff understands that coordination is ongoing.**
20. Please coordinate with Foth on the future storm sewer intakes/lines to ensure future connections will be able to be made. **Staff understands that coordination is ongoing.**
21. The site will need to shift 17' to the East, as the future 5' sidewalk along S James will be within the 10' city improvement easement. Staff recommends all trees and shrubs not to be located within the PUE. Please coordinate with Foth for the exact location of the sidewalk.

22. Please provide cross sections for the North and South drives in the locations of the future trail and sidewalk that are a part of the S James and SE 19th Reconstruction project. There is coordination with Foth on this item.
23. Will there be a cross structure on the property? Or just the ground-mounted sign?
24. The site is subject to the 19th street sewer connection fee district. The connection fee per acre is \$2,934.00 if paid before July 1, 2025. The connection fee is adjusted annually as of July 1 of each year according to the annual adjustment as provided in Section 13-3-7.

T1 Title Sheet

1. Provide identification of current zoning and overlay zone. Property is within the R-4 zone and Transportation Corridor overlay zone.
2. Provide identification of future land use. Property is within the Urban Village (UV) future land use designation.
3. Please provide legal description of the property.
4. Please update the site address to 1801 S James Street. City Council acted on this address change but it may have not been recorded yet.
5. Add to note: "All construction shall be in accordance with the latest edition of Iowa SUDAS" and *the City of Grimes Supplement Specifications*.

C1 Existing Conditions & Demolition

1. Provide locations of existing trees and trees that are planning to be removed on the property.
2. Show newly installed fiber line running along SE 19th Street.
3. Label storm sewer and access easements as private.

C2 General Information & Project Notes

1. Change note B under Storm Sewer Notes to read: "All flared end sections shall have footing. Apron guards required on all aprons 24" equivalent and larger. 18" equivalent and smaller aprons shall not have an apron guard". Change the 18' to 18". Minor typo.

C3 (a-c) Geometric Layout (Overall)

1. ~~Double check setbacks/bulk regs~~
2. ~~Will there be a monument sign located on the property? If so, please show proposed monument sign location. Note that a separate sign permit is required for approval of sign.~~
3. ~~Please provide stop signs for traffic control at both access points.~~

C3a Geometric Layout (North)

1. ~~It would appear the access drive has an added 12' for two exit lanes. This will be shortened greatly with the improvements along S James Street. Staff would suggest pulling the taper to the East to accommodate the final buildout.~~
2. ~~Approach in ROW to be 8" thick PCC and connection to be SUDAS Type A with B joint. Change entrance to type A.~~
3. ~~Delineate sidewalk through the driveway with 1/2" expansion joints.~~
4. ~~Provide slope percentages with arrows showing slope direction.~~

C3c Geometric Layout (South)

1. ~~It would appear the access drive has an added 12' for two exit lanes. This will be shortened greatly with the improvements along S 19th Street. Staff would suggest pulling the taper to the North to accommodate the final buildout.~~

C4 Grading Plan (Overall)

1. ~~Provide slopes and cross slopes with arrows showing the direction of the slope.~~
2. ~~Provide details for all sidewalk ramps that include spot elevations and slopes.~~
3. ~~Ensure all sidewalk ramps are ADA accessible. An accessible route from public streets and sidewalks must connect directly or indirectly to all accessible facilities and elements on a site.~~
4. ~~Provide slopes for the walkway path and concrete pad accessory structure.~~

C4a Grading Plan (North)

1. ~~Verify landing at the top of the northern curb ramp at the northern entrance. Landing is required after the curb ramp. This comment is regarding the ramp on the sidewalk~~

at the entrance. Please disregard comment as the sidewalk will be City's responsibility and does not need to be constructed with this project.

2. ~~Show basin overflow route.~~

C4b Grading Plan (Middle)

1. ~~Verify ditch grading along S James Street is maintained.~~

C4c Grading Plan (South)

1. ~~Show basin overflow route.~~

C5 (a, b, and c)

1. Provide the following:

- a. ~~Clearly marked discharge points~~
- b. ~~A proposed staging area~~
- c. ~~A proposed concrete washout location (at least 50 feet from any storm structure including ponds)~~
- d. ~~Ensure matting is installed on slopes 3:1 or greater~~
- e. ~~Include scour protection at pond overflow~~
- f. Erosion controls including temp stabilization (included in quantities table)
- g. ~~Include legends on zoomed-in sheets~~
- h. Fill out SWPPP Manager information
- i. Fill out SWPPP inspector information

2. ~~Please adjust the size of the construction driveway to follow SUDAS requirements.~~

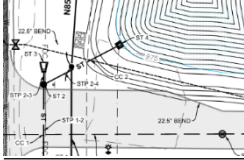
C7 Utility Plan

2. ~~Ensure all storm sewer in the ROW is RCP.~~

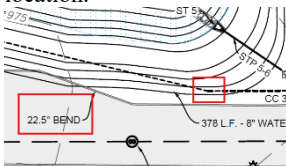
3. ~~Provide critical crossing labels and elevations.~~

4. ~~Recommend adding valve at the start of the parking stalls along the south entrance and looping the watermain to S James Street. This will limit the amount of the distributions the Church experiences during the construction of improvements along S James Street and S 19th Street.~~

5. ~~Move 22.5 Degree bend label at the south entrance to correct location. Please revise.~~



6. ~~Clarify long hydrant leads can be PVC. Please verify notes are on plans.~~
7. ~~Callout method of construction through SE 19th Street for the sanitary connection. Please verify notes are on plans.~~
8. ~~All storm sewer connecting into and within the ROW shall be RCP.~~
9. ~~Apron guards required on all aprons 24" equivalent and larger. 18" equivalent and smaller aprons shall not have an apron guard.~~
10. ~~Specify what type of storm clean out is proposed.~~
11. ~~Provide and label proposed transformer location. Please refer to general comment #18.~~
12. Verify and label AC, water, and electric meter locations. **Water meter location is yet to be determined, please add once known.**
13. ~~Provide lighting locations.~~
14. Note that the existing storm structures underneath the access drives will need to be in place prior to the S James St and S 19th Street reconstruction for adequate storm flow but will eventually be removed and connected into the future storm lines as part of the reconstruction of the roadways.
15. ~~Please update the bend near South entrance. Please update the water main label location.~~



16. Please verify that the North storm pipe through the easement is confirmed and known by the property owner.

17. How long is the temporary detention pipe and basin outlet pipe going to be in place and what is the timeline?

C9

1. Is there an orifice at ST2? If so, please label.

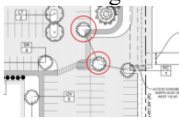
C10

1. Include Stabilization plan.

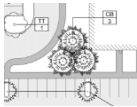
Commented [AH1]: Contacting our stormwater inspector, Kendra Daniels on if a plan needs to be included.

L1 Landscaping Plan

1. Please include outline of the detention pond. This will ensure that plantings will not be located within the detention pond area.
2. Please add the requirement of one (1) overstory tree is required for every fifty (50) feet of lot frontage to the planting key.
3. Ensure that there are overstory tree(s) every fifty (50) feet of the lot frontage.
4. Please provide utilities on the landscape plan. Ensure that all trees are not located on top of utilities. Staff suggests ensuring plantings are moved off of the utilities.
5. Please ensure all plantings are at least 5 feet from fire hydrants.
6. Label all ground cover types and locations (seed, sod, rock, mulch). Note on plan that all non-hard surfaces will be seeded or sodded will work. Please label rock/mulch landscape beds.
7. Please provide evergreens on the North side to provide screening for the future townhome development to the North.
8. Staff suggests changing circled trees to overstory to ensure visibility of pedestrians crossing both drives.



9. Ensure evergreen trees to not interfere with pedestrian walkways. This is a concern for when the trees are growing and when they become full grown. For example:



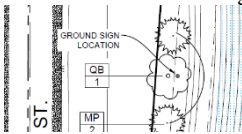
10. Please verify these trees within the landscaping schedule.



11. Please verify the correct quantity for QR planting on the landscaping schedule.

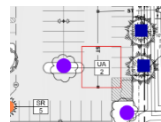
12. Please verify the BC planting quantity in the landscaping schedule.

13. Please ensure that the sign location does not interfere with landscaping.

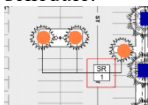


14. Please verify quantity of PC in plant schedule quantities. 2 PC trees are not on plan.

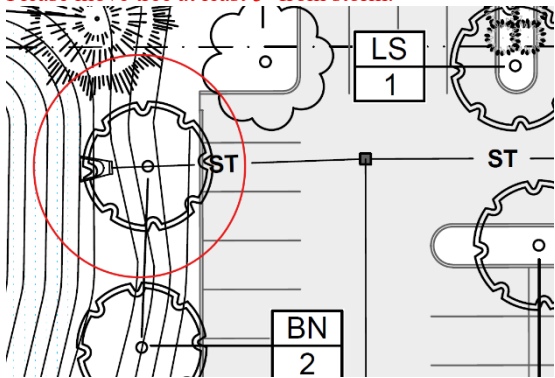
15. Please correct and confirm the number. The correct quantity is reflected in the plant schedule.



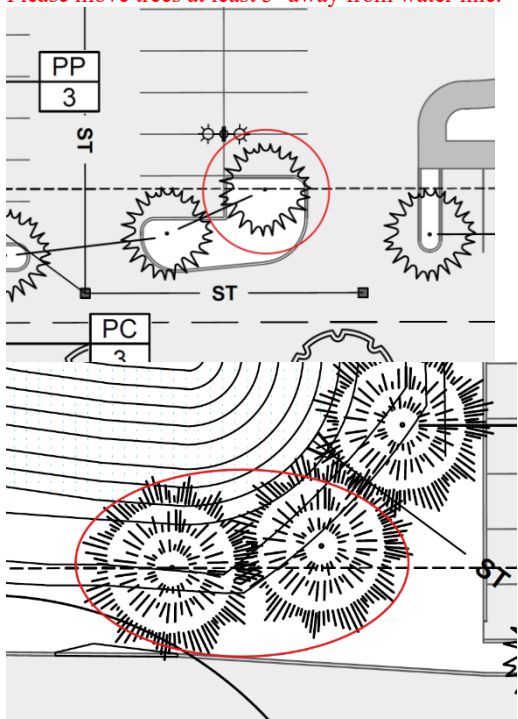
16. Please correct and confirm the number. The correct quantity is reflected in the plant schedule.



17. Please move tree at least 5' from storm.



18. Please move trees at least 5' away from water line.



Stormwater Management Plan (SWMP)

1. Provide project summary that includes: Project Summary, Existing Conditions, Proposed Conditions, Offsite Drainage Areas, Methods for sizing storm sewer and detention/retention basins, Tables for allowable and proposed release rates, Assumptions, CPV and WQv analysis...
2. Provide intake spread spreadsheets, including 100-yr analysis.
3. Provide storm sewer sizing spreadsheets, including 100-yr analysis.
4. ~~Add contour labels to drainage maps.~~
5. Provide outlet protection design.
6. Where is it stated that stormwater detention and treatment will be provided offsite in the future? Is there an agreement in place? Agreement was not provided.
7. SWMPs must be signed by an engineer.

Commented [AH2]: SWMP comments will be coming next week. Jake has been given the updated SWMP that was submitted on 11/27/24

SWPPP

1. Include the following:
 - a. Keep maps in SWPP up to date with each plan submittal.
 - b. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
 - c. Include a SWPPP monitoring contact once known.
 - d. Include notification to City of Grimes Public Works in spill reporting.
 - e. ~~Include signature on NOI. Submitted electronically.~~
 - f. Include signature on City of Grimes SWPPP certification.
 - g. Provide construction schedule once known.
 - h. A filled out copy of the land disturbing activities affidavit.

Architecture and Building Elevations

1. Provide elevations for the pedestrian structure near the basin. Staff understands it is under design, please provide once ready for review.
2. Please provide colored elevations, inclusive of all structures (primary building, dumpster enclosure, etc)
3. ~~Please provide square footage calculations for total facade as well as masonry for each elevation.~~

4. Please provide a materials key. Key should include the exact materials that will be used as well as an image showing the material visually.
5. Note that a minimum of 60% of all facades (exclusive of doors/windows) shall contain brick/stone, or similar concrete or masonry materials.
6. Note that a separate permit is required for the signage.
7. All roof-mounted equipment must be screened from the ROW (South and West). Please adjust accordingly.
8. ~~Label lighting locations, including egress lighting.~~
9. ~~Provide dumpster enclosure elevations. The enclosure is required to have masonry consistent with the primary building and is required to have an opaque metal framed gate.~~
10. Please revise the elevation labels. Staff believes the directions to not match the building elevation shown for each label. (Example: The #1 elevation -West is the South Elevation)
11. Please verify masonry and total square footage on elevations. Masonry requirement is satisfied by both architect and staff calculations. Staff calculations are as follows:
 - a. #1 total: 5,986 sf and masonry: 2,671 sf (44%)
 - b. #2 total: 5,982 sf and masonry: 2,846 sf (47%)
 - c. #3 total: 5,144 sf and masonry: 1,588 sf (31%)
 - d. #4 total: 5,218 sf and masonry: 2,595 sf (50%)

Lighting Plan

1. Please verify that all lights will be downcast. Lighting consultant relays message that Type W2 wall lights are not downcast but are “low output and shielded (indirect lighting)” and this is acceptable by staff.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: December 4, 2024
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: December 3rd at 5:30 p.m.

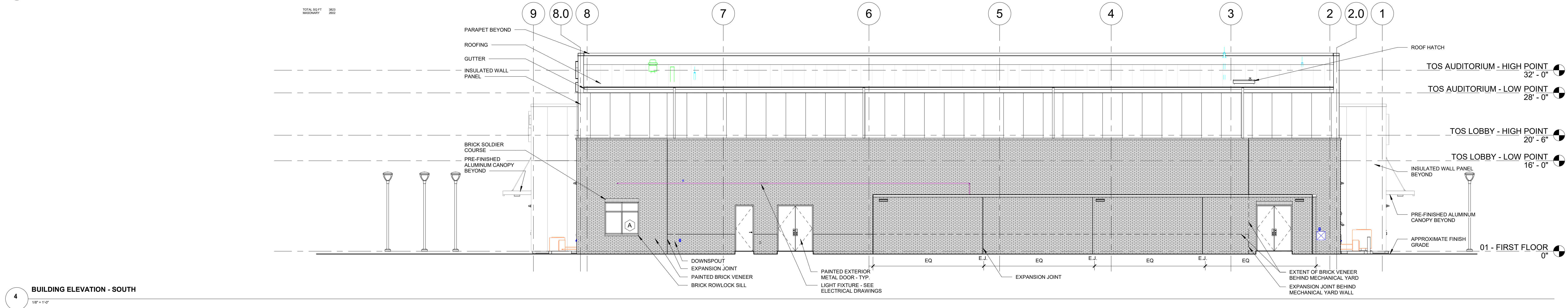
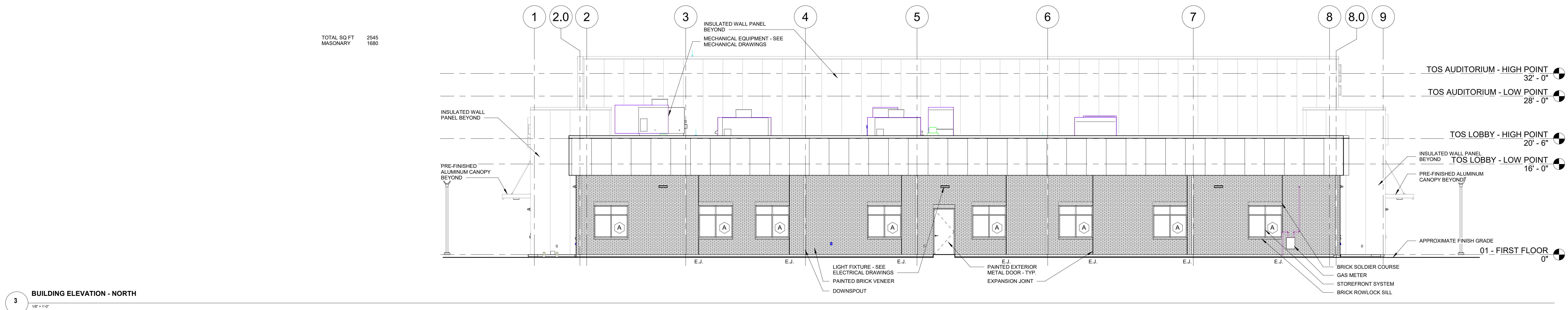
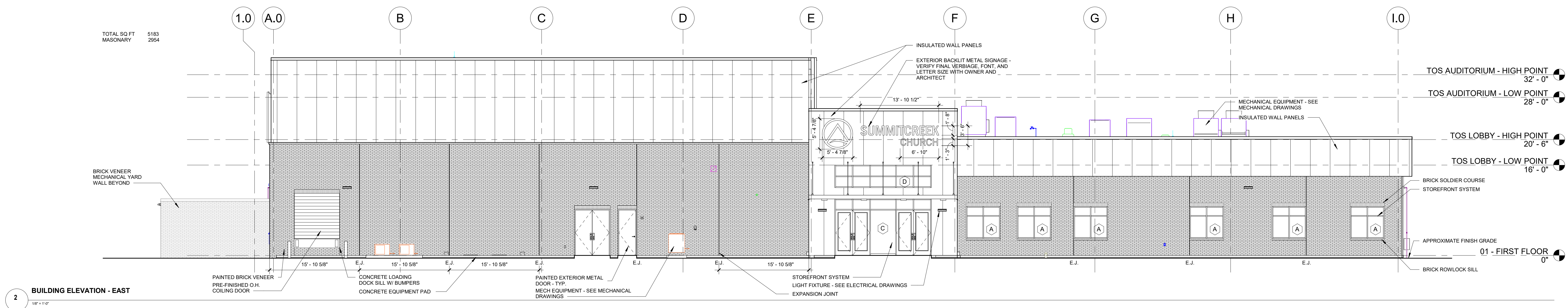
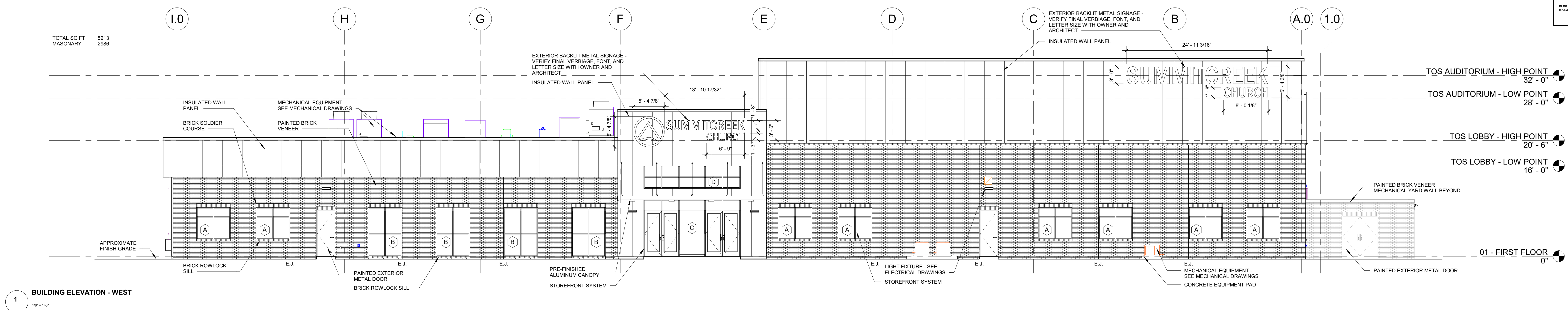
COUNCIL MEETING: December 10th at 5:30 p.m.

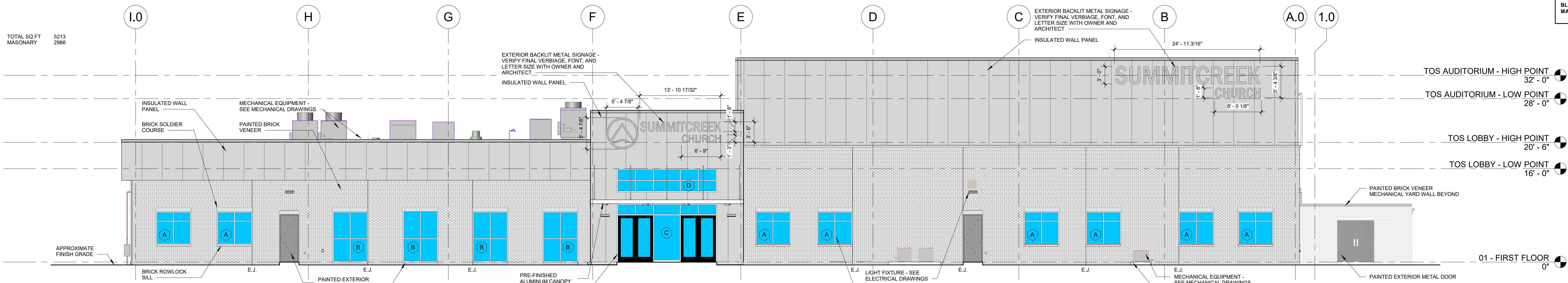
Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

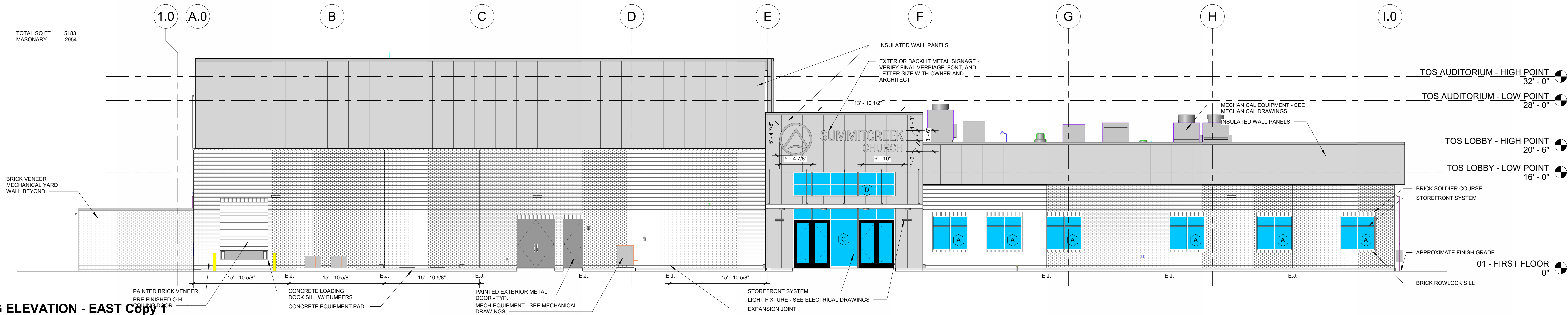


Alivia Hoodjer
Assistant Planner





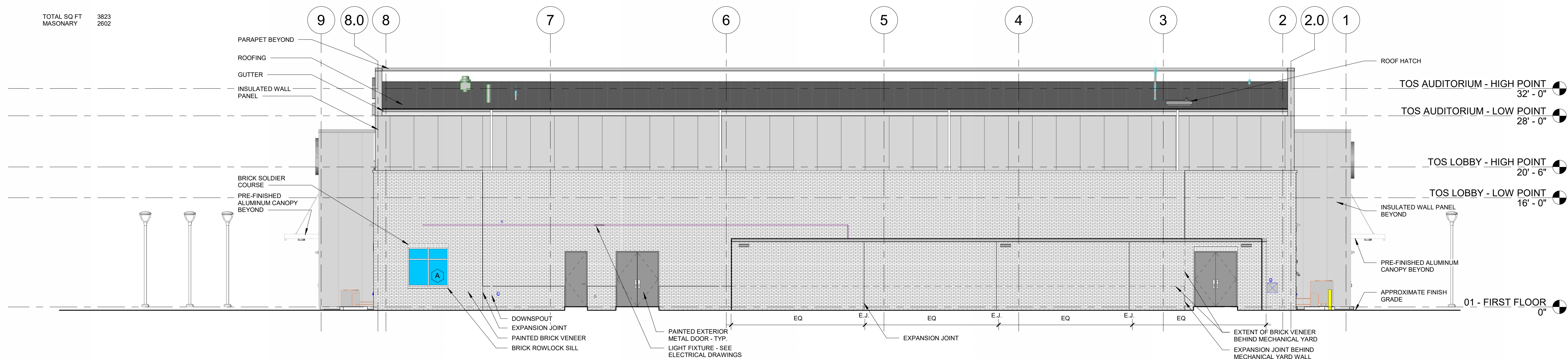
1 BUILDING ELEVATION - WEST Copy 1
1/8" = 1'-0"



2 BUILDING ELEVATION - EAST Copy 1
1/8" = 1'-0"



3 BUILDING ELEVATION - NORTH Copy 1
1/8" = 1'-0"



4 BUILDING ELEVATION - SOUTH Copy 1
1/8" = 1'-0"

BLDG. FACADE SQ. FT.
MASONRY FACADE

16764
10222



Digital Signature
Grant Wright

SUMMITCREEK CHURCH
GRIMES, IOWA
1800 SOUTH JAMES STREET
GRIMES, IA 50111

FOR
CONSTRUCTION
PERMIT

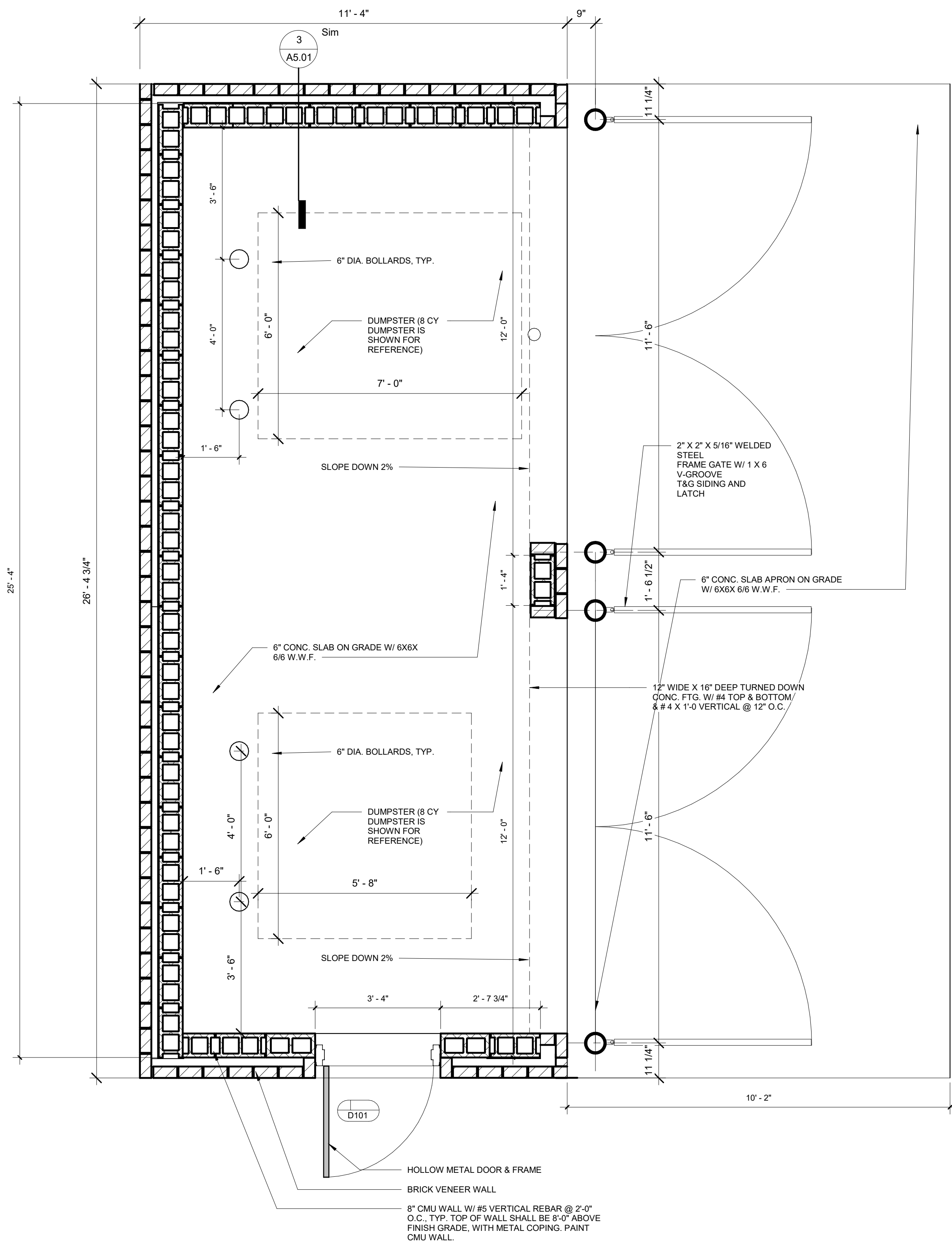
Revisions
No. Description Date

Project Number
23069

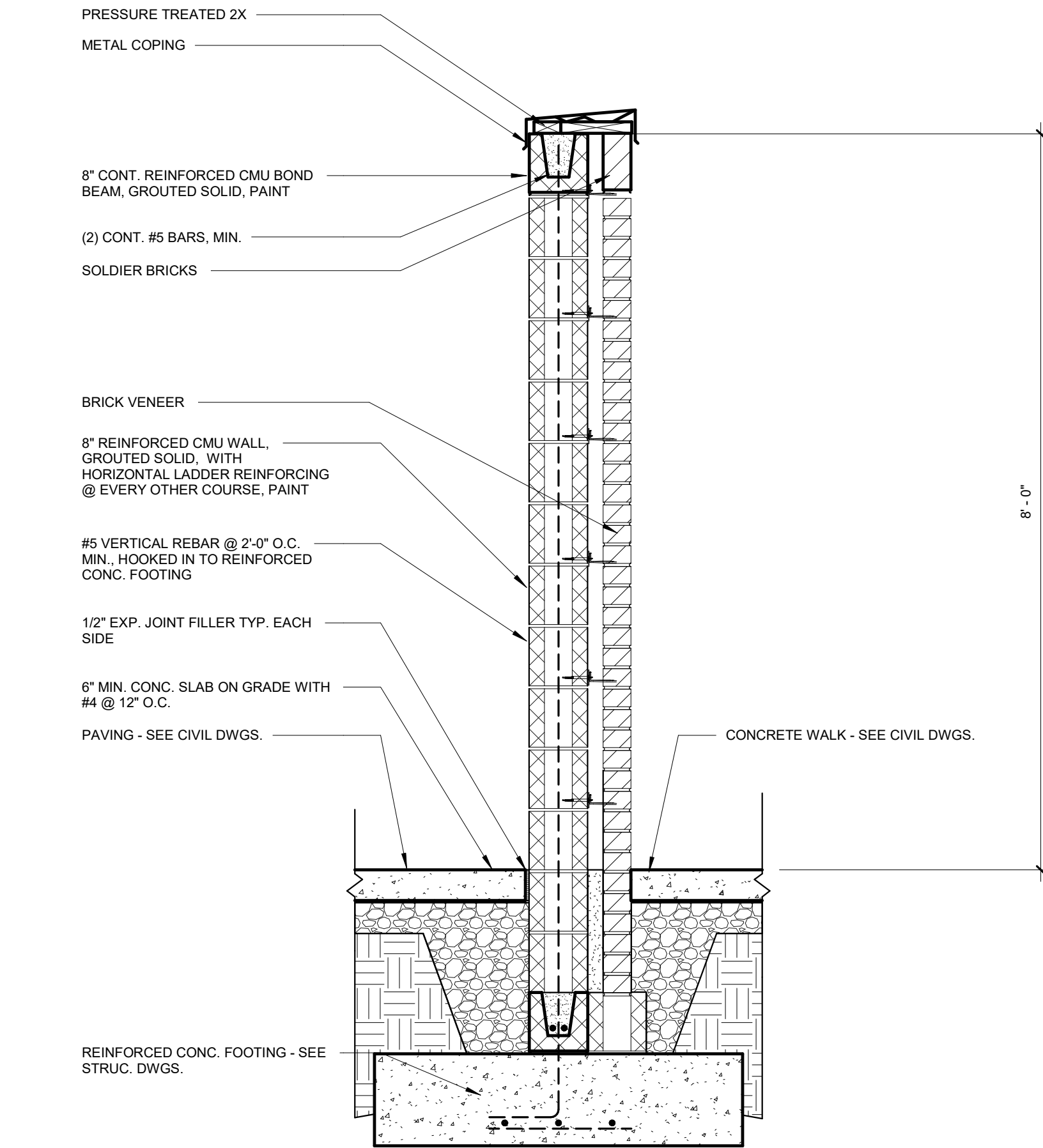
Date
11.11.2024

EXTERIOR
ELEVATIONS
COLOR

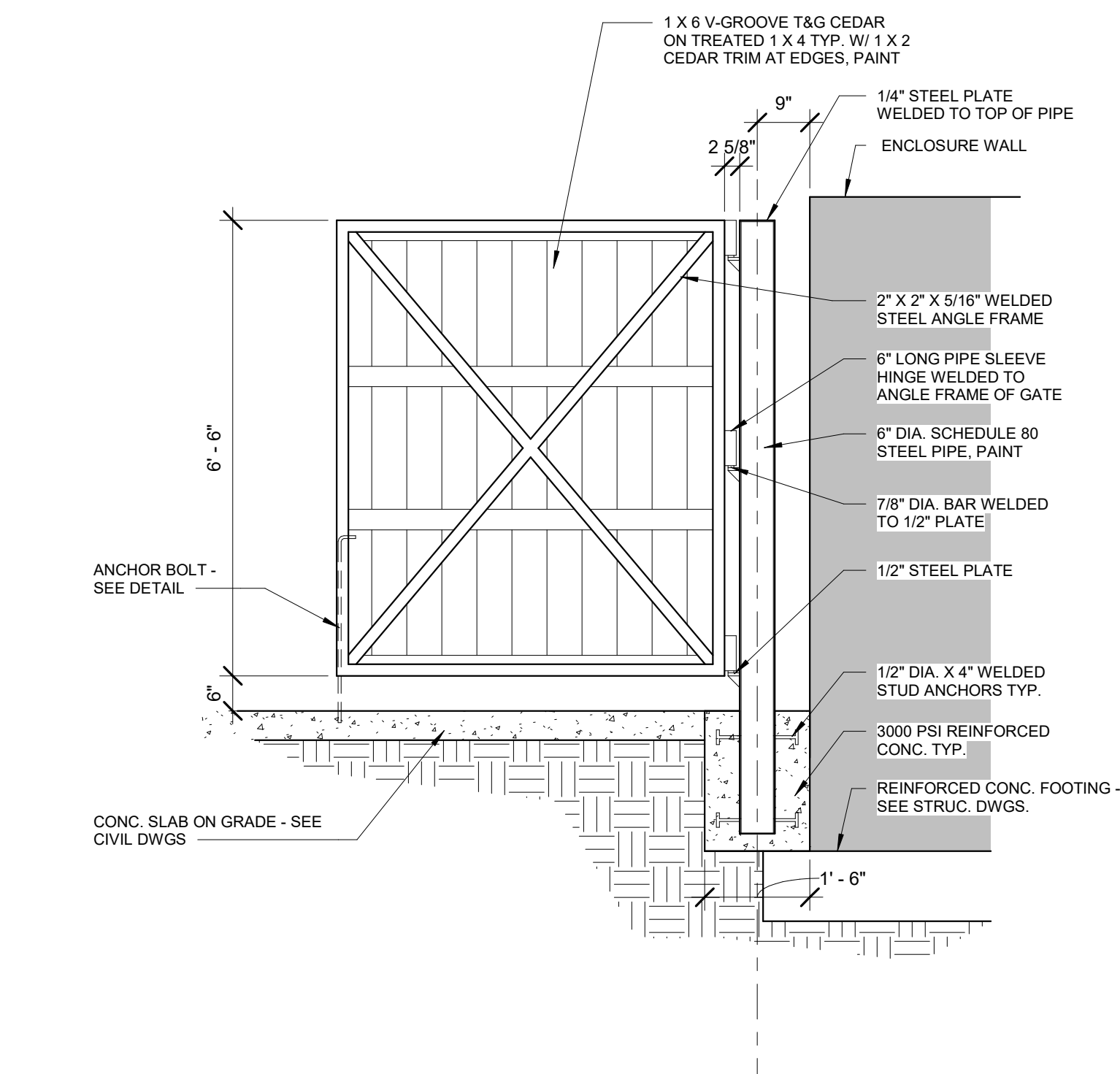
A3.01



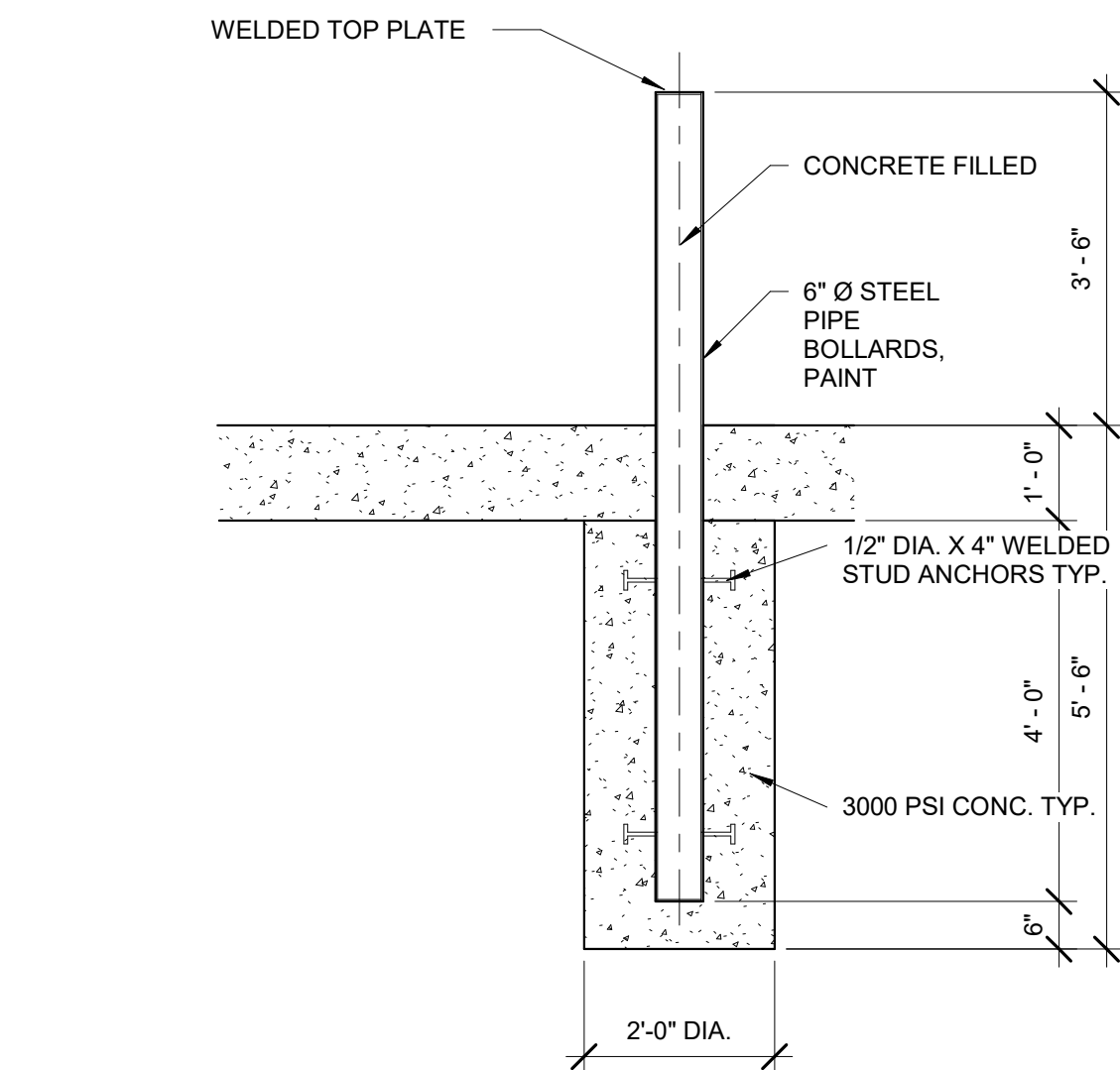
1 DUMPSTER PLAN WITH CMU WALLS
1/2" = 1'-0"



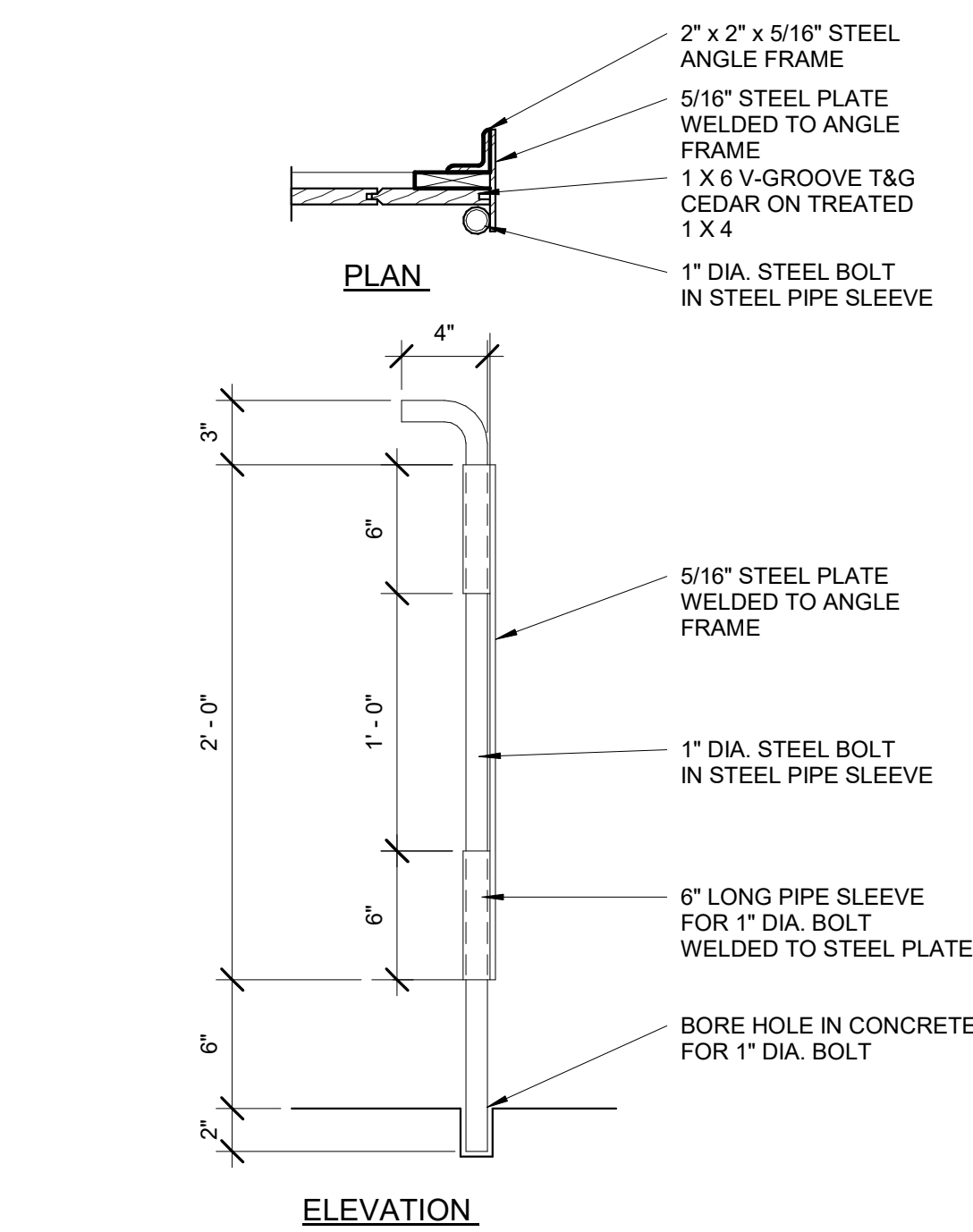
3 DUMPSTER WALL SECTION
3/4" = 1'-0"



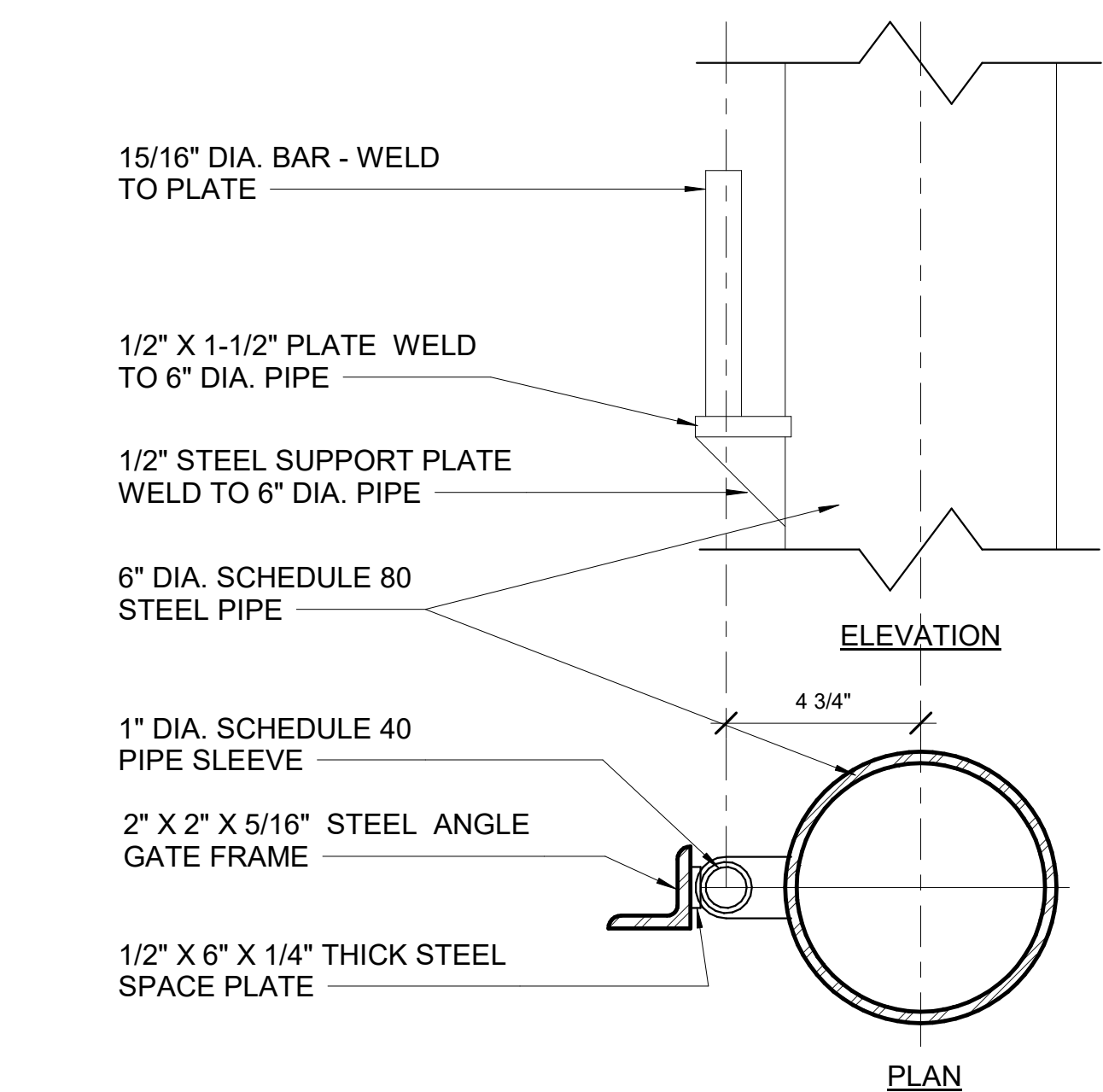
4 DUMPSTER GATE INSIDE ELEVATION
1/2" = 1'-0"



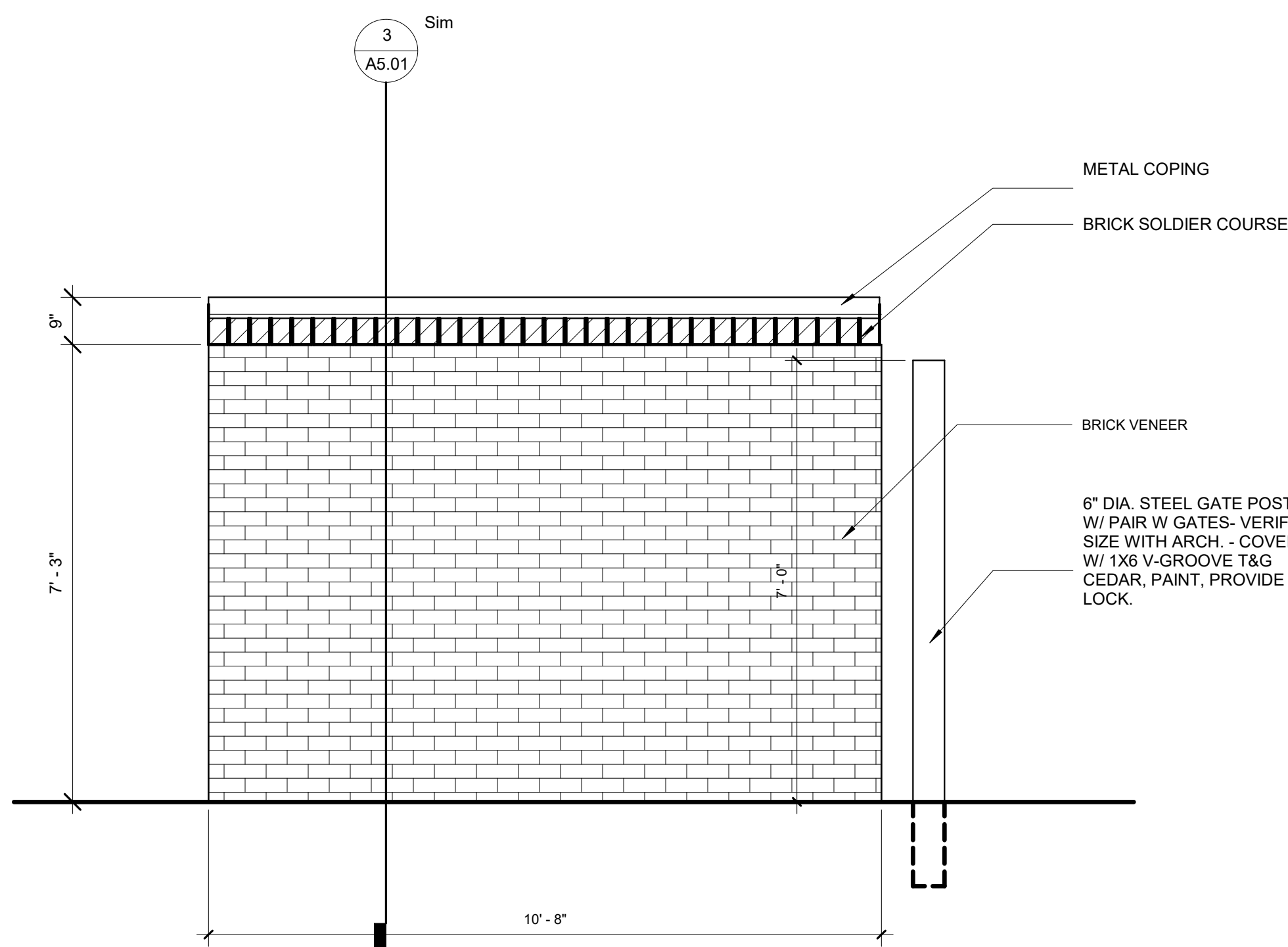
6 BOLLARD DETAIL
1/2" = 1'-0"



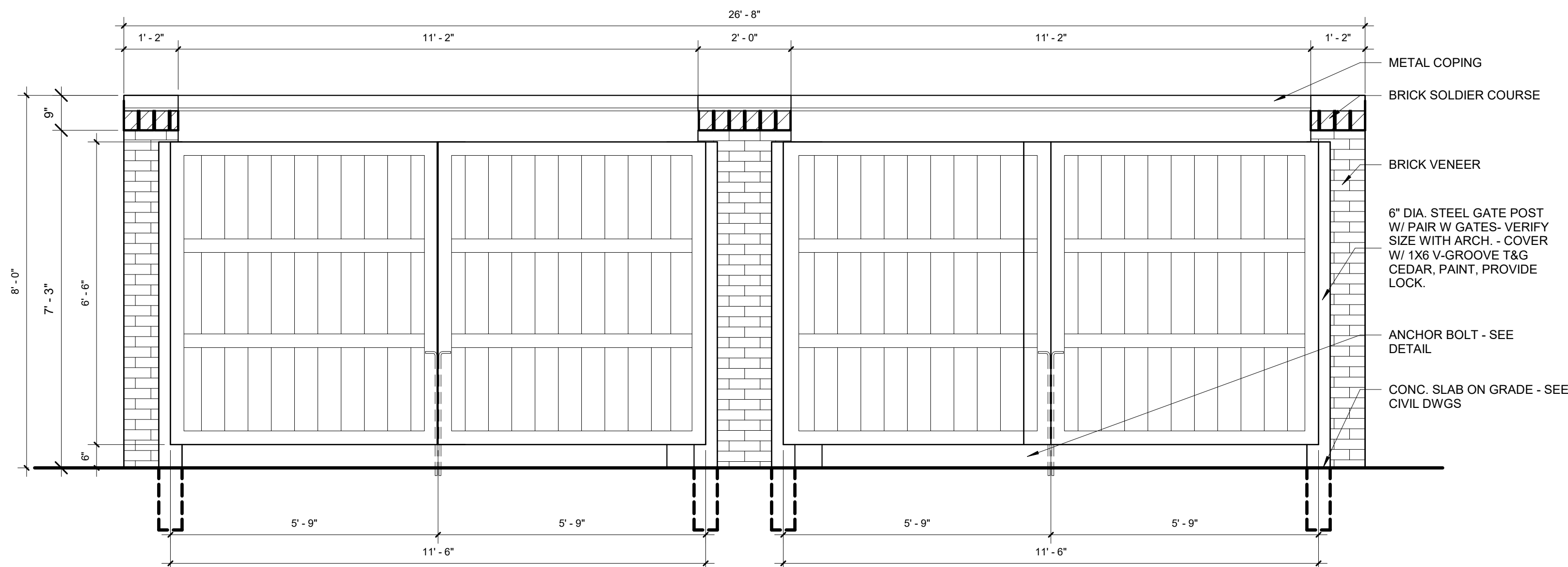
7 DUMPSTER BOLT DTLS
1 1/2" = 1'-0"



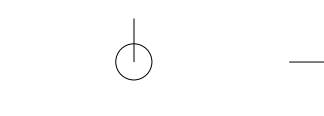
8 DUMPSTER HINGE DTL.
3" = 1'-0"



2 DUMPSTER ELEVATION
1/2" = 1'-0"



5 DUMPSTER FRONT ELEVATION
1/2" = 1'-0"



SUMMITCREEK CHURCH
NEW CONSTRUCTION
GRIMES, IOWA

NOT FOR
CONSTRUCTION

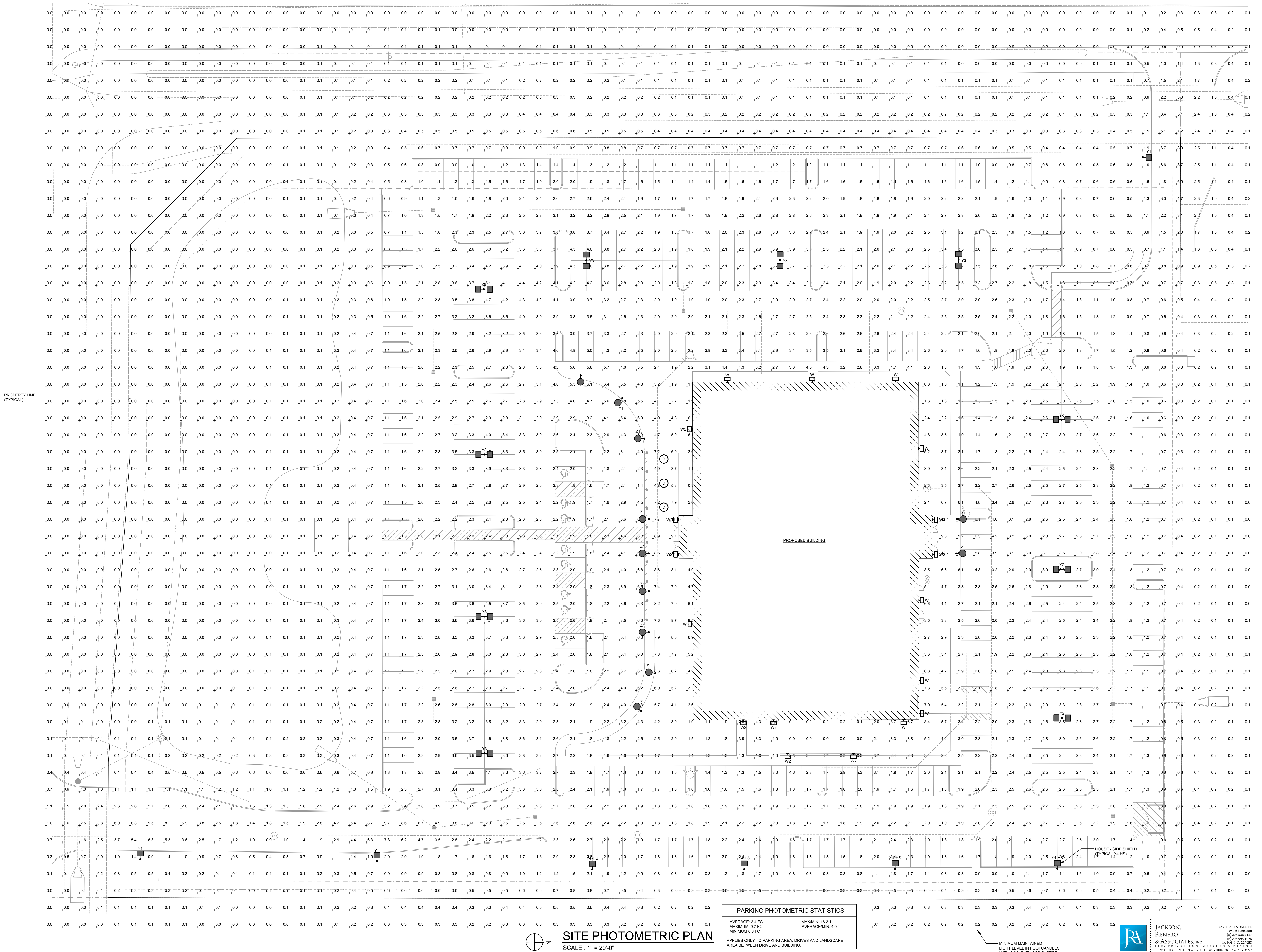
Revisions		
No.	Description	Date

Project Number
23069

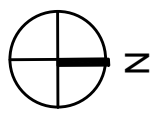
Date
10.17.2024

SITE
ELECTRICAL
PLAN

SL0.01



PARKING PHOTOMETRIC STATISTICS		
AVERAGE: 2.4 FC	MAXIMUM: 16.21	
MINIMUM: 0.6 FC	AVERAGE MIN: 4.0:1	
APPLIES ONLY TO PARKING AREA, DRIVES AND LANDSCAPE AREA BETWEEN DRIVE AND BUILDING.		



SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

MINIMUM MAINTAINED
LIGHT LEVEL IN FOOTCANDLES
WITH 0.8 LIGHT LOSS FACTOR



JACKSON,
RENFRO
& ASSOCIATES, INC.
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